



# राजपत्र, हिमाचल प्रदेश

## हिमाचल प्रदेश राज्य शासन द्वारा प्रकाशित

बुधवार, 24 जनवरी, 2024 / 04 माघ, 1945

हिमाचल प्रदेश सरकार

**REAL ESTATE REGULATORY AUTHORITY  
HIMACHAL PRADESH**

NOTIFICATION

*Shimla-2, the 11th January 2024*

**No./HP/RERA-(A)-3-2/ Regulations/2023/Vol-1.**—In exercise of the powers conferred by section 85 of the Real Estate (Regulation and Development) Act, 2016 (Act No. 16 of 2016)

and all other powers enabling it on that behalf, the Himachal Pradesh Real Estate Regulatory Authority, hereby makes the following Regulation to amend the Himachal Pradesh Real Estate Regulatory Authority Periodical Progress Report (Quarterly Progress Report/Annual Progress Report), Regulation No. 2 of 2020 notified *vide* Notification No HP/RERA-(A)-3-2/ Regulation/2020Vol-1/553 dated 07-08-2020 and published in the Official Gazette of Himachal Pradesh on 14-08-2020, namely:—

**1. Short title and commencement.**—(1) This Regulation may be called the Himachal Pradesh Real Estate Regulatory Authority Periodical Progress Report, (Quarterly Progress Report/Annual Progress Report), Amendment Regulation No. 2 of 2024.

(2) This Regulation shall come into force from the date of its publication in the Official Gazette of Himachal Pradesh.

**2. Amendment in Format of Quarterly Progress Report (QPR-1) —**

**2.1. After Sr. no. 5.3 of Clause 5 i.e. Status of completion of Infrastructure Development** of the Himachal Pradesh Real Estate Regulatory Authority (Periodical Progress reports) Regulation No. -2 of 2020 (hereafter called as said regulation), the new **Sr. no. 5.4 i.e. “Over all % of completion of the project till date”** shall be inserted.

**2.2. After Sr. no. 10.3. of Clause 10 i.e. Summary of allottee and sale report** of the Himachal Pradesh Real Estate Regulatory Authority (Periodical Progress reports) Regulation No. -2 of 2020 (hereafter called as said regulation), the new **Sr no. 10.3.1 i.e. undertaking stating that “I /we ..... (Promoter name) have issued ..... (No. of) Allotment letters in this quarter as per the format, prescribed by the Authority”** shall be inserted.

**3. Amendment in Chartered Accountant’s Certificate (Annexure-8 & 11) of Format of Quarterly Progress Report (QPR-1).**—In Annexure-8 & 11 i.e. Chartered Accountant’s Certificate of the Himachal Pradesh Real Estate Regulatory Authority (Periodical Progress reports) Regulation No -2 of 2020 (hereafter called as said regulation), below the word (Membership No. ....), the word “CA Unique document identification number (UDIN No)”, “Mobile No.”, “E-mail”, “Address” and Seal of the C.A. shall be inserted.

**4. Amendment in Chartered Accountant’s Certificate (Annexure-1) of Format of Annual Progress Report (APR-1)—**

**4.1. In the Annexure-1 of APR-1 i.e. Chartered Accountant’s Certificate** of the Himachal Pradesh Real Estate Regulatory Authority (Periodical Progress reports) Regulation No -2 of 2020 (hereafter called as said regulation), below the word (Membership No. ....), the word “CA Unique document identification number (UDIN No),” shall be inserted.

**4.2. In the Annexure-2,** of the Himachal Pradesh Real Estate Regulatory Authority (Periodical Progress reports) Regulation No -4 of 2020 (hereafter called as said regulation), the new **Sr. no. 9.3.1 i.e. undertaking stating that “I /we ..... (Promoter name) have issued ..... (No. of) Allotment letters in this Financial Year as per the format, prescribed by the Authority”** shall be inserted.

**4.3. After Sr. no. 1.12 of Clause 1 i.e. PARTICULAR OF THE REAL ESTATE PROJECT** of the Himachal Pradesh Real Estate Regulatory Authority (Periodical

Progress reports) Regulation No -2 of 2020 (hereafter called as said regulation), the new **Sr. no. 1.13. i.e. "Over all % of completion of the project till date"** shall be inserted.

By order,  
Sd/-  
(Dr. SHRIKANT BALDI),  
Chairperson.

### QUARTERLY PROGRESS REPORT (QPR-1)

(Please go through the detailed SOP before filing this Form)

#### 1. PARTICULARS OF THE REAL ESTATE PROJECT

Sr. No.	Particulars	Details	
1.1	Name of the Real Estate Project		
1.2	Phase of the Real Estate Project		
1.3	Name of the Promoter		
	Name of the Co- Promoter(s) *Add more rows to disclose all co-promoters **The land owner, (if not a promoter), will mandatorily be a co-promoter/one of the co-promoters, if there are more than one co-promoters in the phase/project and so on		
1.4	Total area of the Real Estate Project / Phase		
1.5	Location of the Real Estate Project		
1.6	Type of the Real Estate Project or Phase of the Real Estate Project	Residential Plotted Colony	
		Residential Development Project	
		Commercial Development Project	
		Mix Land Use Development Project	
1.7	Registration No. of the Real Estate Project		
1.8	Validity of Registration Certificate	Valid from	Valid up to
1.9	Date of Start of the Real Estate Project/ Phase		
1.10	<b>SPECIFICATIONS</b> (As finalized by Promoter for the Real Estate Project )		
	<b>Particulars</b>	<b>Details</b> (Attach Sheets & Documents)	
a.	Individual Plots	Specifications of Boundary Wall, Gate &	

		allied works if any, other than infrastructural works like external developments, copy to be attached as <b>Annexure 1A</b>
b.	Apartments/ Flats	Detailed specifications of all items, copy to be attached as <b>Annexure 1B</b>
c.	Cottage/ Villa	Detailed specifications of all items, copy to be attached as <b>Annexure 1C</b>
d.	Commercial Units	Detailed specifications of all items, copy to be attached as <b>Annexure 1D</b>
e.	Garages / Parking Slots (Covered)	Detailed specifications of all items, copy to be attached as <b>Annexure 1E</b>
f.	Community Buildings	Detailed specifications of all items, copy to be attached as <b>Annexure 1F</b>
g.	Common facilities and services like swimming pool, gym, club, re-creational areas indoor and outdoor, (separately for all facilities and services), complete specifications of external development works like boundary wall and gates in a gated community project, flooring, ceiling, wall surfaces etc. of public areas.	Detailed specifications of all items, copy to be attached as <b>Annexure 1G</b>
1.11	<b>AGREEMENT(S) TO SELL</b>	
—	<b>Particulars</b>	<b>Attach sheets/ Documents</b>
a.	Performa of 'Agreement for sale' for Plots/ Flats or Apartments / Villas or Cottages /Garage or Covered Parking / Commercial Units " <b>Form L</b> " as provided in HP RERA Rules, 2017	Copy to be attached ( <b>Annexure 2</b> )
b.	An undertaking stating that all the Agreements to sell are absolutely in accordance with the format provided in HP Real Estate (Regulation and Development) Rules, 2017 and carpet area of the unit for sale is in accordance with the definition of Carpet Area as specified in the Real Estate (Regulation and Development) Act, 2016 and HP Real Estate (Regulation and Development) Rules, 2017. It should also include that the payment terms with the Allottee are also in accordance with the terms as specified in the HP Real Estate (Regulation and Development) Rules, 2017 read with Explanation at Sr. No. 2 of Form 'L', particularly with regards to	The undertaking to be provided duly signed by the promoter on the letter head of the firm and should be named ( <b>Annexure 3</b> )

	the clause of taxes and making it clear that there are no hidden clauses. <i>The format of the undertaking, ANNEXURE 3 is provided alongwith this form.</i>	
1.12	<b>Quarter for which information is provided</b>	
		<b>Quarter ending (tick mark)</b>
		31st MAR., 2020
		30th JUN., 2020
		30th SEPT., 2020
		31st DEC., 2020

## 2.

**BANK DETAILS**

(Account separately opened for 70% / 100% of amount realized from Allottees)

2.1	Account No.	
2.2	Account Name	
2.3	Bank Name	
2.4	Branch Name	
2.5	IFSC Code	
2.6	Branch Address	

## 3.

**DETAILS OF THE INVENTORY OF THE PROJECT**

3.1	<b>Total Plot Booking Details</b>													
	From Date	To Date	Total Plots			Plots Booked/ Sold previously till the end of Previous Quarter			Plots Booked/ Sold in this Quarter			Remaining Plots		
			(Nos)			(Nos)			(Nos)			(Nos)		
			Resi	Com.	Pub.	Resi	Com.	Pub.	Resi	Com.	Pub.	Resi	Com.	Pub.
	Begin-ning	31st March 2020												

**\*Provide an indicative schematic sketch on A-4 size of paper-SCHEME SKETCH-1**

3.2	<b>Details of Individual Plots</b>									
	From Date	To Date	Detail of Total Plots Booked / Sold till the end of this Quarter						Possession Status	Mortgage If any, plot wise
			Residential		Commercial		Public / Semi			
			Plot No	Area (Sqm)	Plot No	Area (Sqm)	Plot No	Area (Sqm)		
	Beginning	31st March, 2020								

☐ Increase no. of rows to submit details of all plots for Sr.No. 3.2. Note- 1 sqm. =10.76 sft.

**\*\* Provide an indicative schematic sketch on A-4 size of paper SCHEME SKETCH-2**

3.3	<b>Total Flats/ Apartments Booking Details</b>							
	From Date	To Date	Total Flats/ Apartments (Nos)	Total Flats / Apartments Booked / Sold previously till the end of previous Quarter (Nos)	Total Flats/ Apartments Booked/Sold in this Quarter (Nos)	Total remaining Flats/ Apartments (Nos)		
	Beginning	31st March, 2020						
* Provide an indicative schematic sketch on A-4 size of paper <b>SCHEME SKETCH-3</b>								
3.4	<b>Details of Individual Flats/ Apartments</b>							
	From Date	To Date	Detail of Total Flats/ Apartments Booked / Sold till the end of this Quarter				Possession Status	Mortgage If any, Flat/ Apartment wise
			Block/Tower/ No. as per sanctioned plan	Flat / Apartment Name / No.	Carpet Area (Sqm)	Area of exclusive balcony, if any (Sqm)	Area of exclusive terrace, if any (Sqm)	
	Beginning	31st March, 2020	(e.g Block-1)					
			*Increase / decrease no. of rows according to the number of Flats in the block / building. Note- 1 sqm. =10.76 sft.					
			(e.g. Block-2)					
* Add more no. of blocks/ towers in accordance with the approved number of blocks/ towers as in the latest sanctioned plans to mark the details of all approved flats/Apartments ** Provide an indicative schematic sketch on A-4 size of paper <b>SCHEME SKETCH-4</b>								

3.5	<b>Brief Details of All Villas / Cottages</b>									
	From Date	To Date	Total Villas/ Cottages (Nos)	Villas/ cottages booked / sold previously (Nos)	Villas/ Cottages booked/ sold in this Qtr (Nos)	Re- main- ing Villas/ Cottage (Nos)	Carpet Area of Villa / Cottage (Sqm)	Area of exclu- sive lawn / terrace if any, (Sqm)	Posses- sion Status	Mortgage If any, Villa/ Cottage- Wise
	Beginning	31st March, 2020								
*Provide an indicative schematic sketch on A-4 size of paper <b>SCHEME SKETCH-5</b> Note- 1 sqm. =10.76 sft.										

3.6	<b>Details of Garages /Parkings (Covered)</b>					
	From Date	To Date	Total Garages/ Parking (Nos)	Garages booked /sold previously (Nos)	Garages booked /sold in this Qtr (Nos)	Remaining Garages (Nos)
	Beginning	31st March, 2020				
*Provide an indicative schematic sketch on A-4 size of paper <b>SCHEME SKETCH-6</b>						

3.7	Details of Individual Garages/ Parkings								
	From Date	To Date	Detail of total Garages / Parkings sold / booked till the end of this Quarter					Possession Status	Mortgage If any, Garage/ Covered Parking-wise
			Block/ Tower Name / No. as per sanctioned plan	Garage/ Covered Parking No.	Type of Garage/ Covered Parking	Carpet Area (Sqm)	Additional detail if any		
	Beginning	31st March, 2020	(e.g Block-1)						
			Increase / decrease no. of rows according to number of flats in the block/building. Note-1 sqm.=10.76 sft						
			(e.g Block-2)						
			<div>* Keep adding more no. of blocks/ towers in accordance with the sanctioned number of blocks/ towers as in the latest sanctioned plans</div> <div>• Provide an indicative schematic sketch on A-4 size of paper <b>SCHEME SKETCH-</b></div>						

3.8	<b>Details of Commercial Buildings</b>					
	From Date	To Date	Total Commercial Units/Shops (Nos)	Commercial Units/Shops booked/ sold previously (Nos)	Commercial Units /Shops booked / sold in this Qtr (Nos)	Remaining Commercial Units/Shops (Nos)
	Beginning	31st March, 2020				
*Provide an indicative schematic sketch on A-4 size of paper <b>SCHEME SKETCH-8</b>						

3.9	Details of Individual Commercial Units (Shops/ Offices/Others)								
	From Date	To Date	Detail of Total Commercial Units booked / sold till the end of this Quarter					Possession Status	Mortgage If any, Garage/Covered Parking wise
			Block//No. as per sanctioned plan	Commercial Unit / Shop No.	Type Shop/ Office/ Other	Carpet Area (Sqm)	Addition al detail, if any		

	Begin- ning	31st March, 2020	(e.g. Block-1)						
			*Increase / Decrease no. of rows according to the number of flats in the block/ building. Note- 1 sqm. =10.76 sft.						
			(e.g. Block-2)						
						<div><input type="checkbox"/> Keep adding more no. of blocks/ towers in accordance with the sanctioned number of blocks/ towers as in the latest sanctioned plans</div> <div>** Provide an indicative schematic sketch on A-4 size of paper</div> <div><b>SCHEME SKETCH-9</b></div>			

## 4.

## STATUS OF PHYSICAL COMPLETION OF WORKS

4.1	Details of status of Plotted Development (Nomenclature as per Sanctioned Plan)				
	Plot No.	Residential/Commercial/ other Use	% of completion	Likely completion date	Remarks
* Increase no. of rows to submit details of all plots for Sr.No 4.1 To be marked on layout plan schematic Sketch on A-4 size of Paper <b>SCHEME SKETCH-10</b>					

4.2	Details of status of Completion of Work in Case of Flats/ Apartments (Nomenclature as per Sanctioned Plan)			
	Block/Tower wise details	% of completion	Likely completion date	Remarks
	Block 1			
	Block 2			
	Block-3			
*Add more rows to mark the details of all blocks/ towers accommodating all Flats/Apartments ** To be marked on layout plan schematic Sketch on A-4 size of Paper <b>SCHEME SKETCH-11</b>				
4.3	Details of status of Completion of Work in Case of Villas /Cottages (Nomenclature as per Sanctioned Plan)			
	Villa/Cottage wise details	% of completion	Likely completion date	Remarks
	Villa / Cottage -1			
	Villa / Cottage -2			
	Villa / Cottage -3			
	*Add more rows to mark the details of all Villas / Cottages ** To be marked on layout plan schematic Sketch on A-4 size of Paper <b>SCHEME SKETCH-12</b>			



4.4	Details of status of Completion of Work in Case of Garages/ Covered Parking (Nomenclature as Sanctioned Plan)			
	<b>Garage/ Covered Parking wise details</b>	<b>% of completion</b>	<b>Likely completion date</b>	<b>Remarks</b>
	Garage/Covered parking-1			
	Garage/Covered parking-2			
	Garage/Covered parking-3			
	*Add more rows to mark the details of all Garage/ Parking ** To be marked on layout plan schematic Sketch on A-4 size of Paper <b>SCHEME SKETCH-13</b>			
4.5	Details of status of completion work in case of Blocks/ Shops/ Commercial Units (Nomenclature as per Sanctioned Plan)			
	<b>Tower / Block / Shop wise details</b>	<b>% of completion</b>	<b>Likely completion date</b>	<b>Remarks</b>
	Commercial Unit/shop - 1			
	Commercial Unit/shop - 2			
	Commercial Unit shop - 3			
	*Add more rows to mark the details of all Commercial Units ** To be marked on layout plan schematic Sketch on A-4 size of Paper <b>SCHEME SKETCH-14</b>			
5.	<b>STATUS OF COMPLETION OF INFRASTRUCTURE DEVELOPMENT</b>			
	<b>Components</b>	<b>% of completion</b>	<b>Likely completion date</b>	<b>Remarks</b>
5.1	<b>A-Services</b>			
i.	Roads and Pavements			
ii.	Parking			
iii.	Water Supply			
iv.	Sewerage			
v.	Electrification			
vi.	Storm Water Drainage			
vii.	Parks and Play Grounds			
viii.	Street Light			
ix.	Renewable Energy System			
x.	Security and Fire Fighting Services			
xi.	Sewerage Treatment Plant (STP)			

xii.	Underground Tank			
xiii.	Rain Water Harvesting			
xiv.	Electrical Sub-Station			
<b>5.2</b>	<b>*B1–Community building to be transferred to Resident Welfare Association (RWA)</b>			
i.	Community Centre			
ii.	Others			
<b>5.3</b>	<b>*B2–Community building to be sold to third party or to be retained by Promoter</b>			
i.	Schools			
ii	Club House			
iii.	Hospital and Dispensary			
iv.	Shopping Areas			
v.	Others			
	* Buildings under B1 and B2 are interchangeable and buildings shall be as per sanctioned plan of the Real Estate Project ** To be marked on layout plan schematic Sketch on A-4 size of Paper <b>SCHEME SKETCH-15</b>			
<b>5.4</b>	Over all % of completion of the project till date			<b>(%)</b>
<b>6.</b>	<b>FINANCIAL PROGRESS(COST AND EXPENDITURE ON THE PROJECT)</b>			
Sl. No.	Particulars	Amount (in Rs.)		
6.1	Total estimated cost of the Project Copy should be attached ( <b>Annexure 5</b> )			
6.2	<b>Components of expenditure</b>	<b>Estimated expenditure incurred up to the start of Quarter</b>	<b>Estimated expenditure incurred up to the start of Quarter</b>	<b>Estimated balance Cost</b>
i	Cost of the land (if not included in the estimated cost)			
ii	Estimated Cost of construction of apartments / commercial area / Mixed use development			
iii	Estimated Cost of infrastructure and other structures/community facilities			
iv	Other costs including External Development Charges (EDC), Internal Development Charges (IDC), Taxes, Levies, Cess etc.			
-	<b>TOTAL. .</b>			
6.3	(i) Total estimated expenditure incurred till the end of Quarter under reference			
	(ii) Expenditure of total estimated cost in %	<b>%</b>		

6.4	Whether the project is on schedule as per the actual expenditure.					
	(i) Specify the reasons, if not as per schedule					
	(ii) Mention details on how to overcome the backlog					
7.	DETAILS OF FINANCIAL TRANSACTIONS IN SEPARATE BANK ACCOUNT					
	Amount in Lakhs (Rs.) Status in Separate Bank Account of this Quarter					
	From Date	To Date	Balance amount before this Quarter (Rs.)	Amount deposited in this Quarter (Rs.)	Amount withdrawal in this Quarter (Rs.)	Total remaining amount (Rs.)
	01st January, 2020	31st March, 2020				

8.	GOVERNMENT DUES AND PAYMENT DETAILS					
	Description of Head				Amount (in Rs.)	Image of Receipt (jpeg)
8.1	Development fee / Planning Permission Fee / Change of Land Use fee etc.					
8.2	Infrastructure charges/ fees paid to any other authority e.g. NH/ PWD/ HPSEB/PCB/ULB for NOC					
8.3	Compounding Charges/ Regularization charges					
8.4	Total. .					
9.	DETAILS OF SANCTION AND REVISED / COMPLETION SANCTION					
	Type of Sanction (Proposal/ Revised/ Completion )	Order No.	Date	No. of pages of Sanction Letter	Total no. of Sanctioned Plans	Image / Pdf of all pages of Sanction Letter and Plans (jpeg/Pdf)
9.1						
9.2						
	<b>Note.</b> —Copy of Original/ first Sanction to be submitted along with first quarterly progress report of the project in the manner as described above, at serial no. 9 and all subsequent sanctions, if any, in the descending order. Add more rows if needed.					
10.	MISCELLANEOUS					
10.1	List of Channel Partners (HP RERA Registered Agents)					
	Channel Partner’s Name			HP RERA Registration No.		
	i.	*				
	*Add more rows to enter details of all channel partners/ Agents associated with the Real Estate Project					

10.2	<b>List of Legal Cases (if any)</b>								
	<b>Project</b>		<b>Name of Parties and Case No.</b>		<b>Issue involved ( in brief)</b>		<b>Next date of hearing and its status</b>		
	i.	*							
	ii.	*							
	iii.	*							
	* Add more rows to enter details of all legal cases before all Forums								
10.3	<b>Summary of Allottees and Sale Report during the Quarter</b>								
	Sr. No.	Unit No. and parking No. if any	Name of the Allottee	Date of booking	Rate (per sq.ft.) of main unit and of parking, if allotted	Carpet Area of the Unit and of parking, if allotted	Sale value of Unit including parking, if allotted	Amount collected (in %)	Total amount Collected (in Rs. )
	*								
	* Add more rows to enter details of all bookings in the Quarter. Note- 1 sqm. =10.76 sq.ft.								
10.3.1	“I /we ..... (Promoter name) have issued ..... (No. of) Allotment letters in this quarter as per the format, prescribed by the Authority”.								
10.4	Latest marketing collateral, if any					Provide brief details			
10.5	Copy of latest advertisement details, if any					Provide brief details			

**Note.** — (\*) Extend as required

11.	<b>LATEST SITE UPDATE THROUGH MEDIA GALLERY</b>								
11.1	<b>Plots</b>								
	Sr. No.	From Date	To Date	Image 1 Jpeg	Image 2 Jpeg	Image 3 Jpeg	Image 4 Jpeg	Image 5 Jpeg	Video (only on website)
		1st January, 2020	31st March, 2020						
11.2	<b>Flats / Apartments</b>								
		1st January, 2020	31st March, 2020						
11.3	<b>Villas / Cottages</b>								
		1st January, 2020	31st March, 2020						
11.4	<b>Commercial Units (Shops, Offices, Others etc)</b>								
		1st January, 2020	31st March, 2020						
11.5	<b>Facilities like Swimming Pool, Club House, Gym , Central Greens, Parking etc.</b>								
		1st January, 2020	31st March, 2020						

\*Extend, if required

12.	<b>VARIOUS ANNEXURES AND CERTIFICATES BY PROFESSIONALS TO BE SUBMITTED</b>	
12.1	Detailed Specifications for each prototype of shop/ commercial units etc. plot, flat, cottage,	Annexure- 1A to 1G and so on
12.2	Typical performa of Agreement of Sale for each prototype of plot, flat, cottage, shop/ commercial units, "Form L" of HP RERA Rules, 2017	Annexure 2
12.3	Undertaking with Agreement for Sale	Annexure -3
12.4	Inventory detail Schematic Sketches 1 to 9,	Annexure -4A
12.5	Development, construction and financial progress Schematic sketches 10 to 15	Annexure -4B
12.6	Detailed Cost of Estimate	Annexure -5
12.7	Certificate by an Architect in practice to certify progress of construction work of the project at the end of the quarter, to be submitted to HP RERA	Annexure -6
12.8	Certificate by an Engineer in practice to certify cumulative cost incurred upon construction work of the project at the end of the quarter, to be submitted to HP RERA	Annexure -7
12.9	Certificate by a Chartered Accountant in practice to certify withdrawal of money from separate Bank Account at the end of the quarter, to be submitted to HP RERA	Annexure - 8
12.10	Certificate by an Architect in practice to certify progress of construction work at the time of withdrawal of money from Separate Bank Account, to be submitted to the Bank	Annexure - 9
12.11	Certificate by an Engineer in practice to certify cumulative cost incurred upon construction work of the project at time of withdrawal of money from Separate Bank Account, to be submitted to the Bank	Annexure -10
12.12	Certificate by a Chartered Accountant in practice to certify withdrawal of money from Separate Bank Account at the end of the quarter, to be submitted to the Bank	Annexure -11
12.13	Certificate by an Architect in practice to certify the completion of works, to be issued to the Authority after the completion plan of the project has been sanctioned by the competent authority, to be submitted to HP RERA	Annexure -12

Place:

Date:

(Name of the authorized Signatory of the Project)  
Complete Address

**UNDERTAKING**

(To be furnished on a plain paper without any attestation from any Oath Commissioner / Notary Public or Gazetted Officer)

I,.....s/o.....t/o ..... do hereby solemnly affirm & declare as under:—

1. That I, as a Promoter, have been developing a Real Estate Project by the name “.....” coming up on Khasra Nos.....at Mauza / Mohal..... Tehsil..... District ..... Himachal Pradesh.

2. That an “Agreement for sale” is to be entered into with every Allottee in accordance with the provisions of the Himachal Pradesh Real Estate (Regulation and Development) Rules, 2017 and Regulation No R-2 of the Himachal Pradesh Real Estate Regulatory Authority, for every plot and built up units like Flat / Apartment/ Villa / Cottage / Garage/ Commercial Unit as provided for in **Annexure 2**.

3. That the said “Agreement for sale” has been entered into with the Allottees in “.....” “Real Estate Project coming up have come up on Khasra No.....at Mauza/Mohal..... Tehsil.....District ..... Himachal Pradesh.

4. That the signed/ entered into “Agreement for sale” for plots and built up units are absolutely in accordance with the **FORM “L”** as appended with in the Himachal Pradesh Real Estate (Regulation and Development) Rules 2017 (**Annexure 2 of QPR-1**) as provided under Regulation No R-2 of the Himachal Pradesh Real Estate Regulatory Authority. The carpet area of the unit for sale has been specified in accordance with the definition of Carpet Area as defined under clause 2(k) of section 2 of the Himachal Pradesh Real Estate (Regulation and Development) Act, 2016. The area of the plot as well as of built up unit is as per the sanctioned plans.

5. That the payment terms with the Allottee is also in accordance with the terms as provided clearly in “Explanations” provided under “Terms” in Form L, covenants of Agreement for Sale, appended with the Himachal Pradesh Real Estate (Regulation and Development) Rules, 2017 particularly with regards to the clause of taxes and there are no hidden clauses .

6. That the contents of my above undertaking from para 1 to 5 are true and nothing has been concealed.

**Deponent**

ANNEXURE-6

**ARCHITECT'S CERTIFICATE**

(For the period till.....)

Certificate No.....

To,

The..... (Name & Address of Promoter),

**Subject:- Certificate of Percentage of Completion of Construction / Development work in.....(Project Name).**

**Ref: HP RERA Registration No.....**

Sir,

I / We..... have undertaken assignment as Architect for the Construction / Development Work of the .....Project, situated at Village..... Tehsil.....District..... Himachal Pradesh and measuring.....sq.mtr. area being developed by.....(Promoter's Name).

Based on Site Inspection, with respect to the aforesaid Real Estate Project, I certify that as on the date of this Certificate, the Percentage of Work done, for the Real Estate Project .....(Project Name), is as per **Table-A** herein below. The percentage of the work executed with respect to each of the activity of the entire phase is detailed in **Table-B** herein below—

**\*TABLE A**

Certificate No. \_\_\_\_\_

Sl. No.	Tasks / Activity	Total Units/ Blocks	Work done for Units/ Blocks	Percentage of Work done
1.	Foundation and Plinth			
2.	Basement			
3.	Super Structure (Column and lintel up to Slab bottom Level)			
4.	Slabs			
5*	Internal task/activities to each of the Flat/Premises – (i) Bricks wall (ii) Joinery (doors and windows) (iii) Plaster (iv) Flooring (v) Painting			
6.	Sanitary fitting within the Flat/Premises, Electrical Fittings within the Flat/Premises			
7.	Staircases, Lifts, Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks			
8.	The external plumbing, external plaster, external painting, elevation and completion of terraces with water proofing of the Building / Wing			
9.	Installation of Lifts, Water Pumps, Fire Fighting Fittings and Equipment, Electrical fittings to Common Areas, Electro –			

	Mechanical equipments, Compliance to conditions of environmental NOCs (if any), Finishing to entrance lobby, plinth protection, paving of areas appurtenant to Building, Compound Wall and all other requirements as may be required to obtain Occupation/Completion Certificate			
--	--	--	--	--

**\*Note** – The above percentages of all items should be mentioned which is only to assess the physical progress of the project only.

**\*TABLE-B**

**Internal & External Development Works in respect of the entire Project**

Sl. No.	Common Areas Facilities and Amenities	Proposed (Yes/No)	Percentage of Work Done	Details
1.	Internal Roads & Foot paths			
2.	Water Supply Line			
3.	Sewerage (chamber, lines, septic tank)			
4.	Sewage Treatment Plant (STP)			
5.	Storm Water Drains			
6.	Landscaping & Tree Planting			
7.	Street Lighting			
8.	Community Buildings/Club House			
9.	Solid Waste Management & Disposal			
10.	Water conservation, Rain Water Harvesting			
11.	Energy Management / Sub-station			
12.	Fire protection and fire safety requirements			
13.	Open area (Park)			
14.	Boundary Wall & Main Gate			
15.	Security Service			
16.	Others (As per Brochure) (Option to add more)			

**\*Note.**—The above percentages of all items should be mentioned to assess the physical progress of the project only.



**TABLE C****Overall percentage of the work completed**

<b>Sr. No.</b>	<b>Particular</b>	<b>Total No. of Unit / Amenities</b>	<b>Work Done No. of Unit/Amenities</b>	<b>Percentage of Work Done</b>
1.	Overall percentage of construction (Building) completed as per <b>Table-A.</b>			
2.	Overall percentage of development completed as per <b>Table-B.</b>			
3*	Overall percentage of completion of the project			

- **Note** – The above percentages should be mentioned to assess the physical progress of the project only.

Place:

Date:

Signature &amp; Name of the Architect

(Council of Architecture No.....)

**GUIDELINES FOR THE ARCHITECT AT THE TIME OF ISSUE OF THIS CERTIFICATE**

1. The Architect should be a Member of Council of Architecture.
2. There should be proper Agreement between the Promoter and the Architect for the supervision and the services to be provided for the Real Estate Project.
3. The Architect should visit the site and verify that the work has been completed as per the sanctioned plans.
4. The Architect must use his professional knowledge, skill and experience in providing the information in this Certificate.
5. The Architect shall be held responsible and accountable for any wrong information in the Certificate. The Architect shall be liable for any penal action under the Real Estate (Regulation and Development) Act, 2016 including recommendation to the Council of Architecture to initiate necessary disciplinary action including revocation of Membership for issue of wrong Certificate.
6. This Certificate has to be issued on the letter head of the Architect, affixing the stamp / seal of the Architect, along with Architect's signature and Registration Number on each page.
7. The Architect shall not be in the list of **Defaulter Architect** of the **Council of Architecture** at the time of issue of this Certificate.

**ENGINEER'S CERTIFICATE**

(For the period till \_\_\_\_\_)

Certificate No. \_\_\_\_\_

To,

The \_\_\_\_\_ (Name &amp; Address of Promoter),

**Subject.—Certificate of Cost Incurred for Development of \_\_\_\_\_ ( Project Name)****Ref: HP RERA Project Registration No. \_\_\_\_\_**

Sir,

I/We \_\_\_\_\_ have under taken assignment for the \_\_\_\_\_ Project situated at Village \_\_\_\_\_ Tehsil \_\_\_\_\_ District \_\_\_\_\_ Himachal Pradesh admeasuring \_\_\_\_\_ sq.mtr.area, being developed by \_\_\_\_\_ (Promoter Name).

1. I have prepared the Detailed Cost of Estimate of the above cited project considering all items of works that are required to be executed up to completion of the project. My estimated cost calculations are based on the sanctioned plans made available to me for the project by the Promoter and based on the Schedule of Items and quantity for the entire work as calculated by me and the site inspection carried out by me.

2. I certify that the Cost of the Civil, Mechanical, Electrical, Plumbing and allied works for the aforesaid Project, as completed on the date of this Certificate is as given in **Table-A** and **Table-B** herein below:

**TABLE-A****Apartments/Buildings Construction (Excluding Cost of land)**

Sl. No.	Particulars	Amount (In Rs.)
(i)	(ii)	(iii)
1.	Total Estimated Cost	
2.	Cost incurred as on _____ (based on the Estimated items )	
3.	If Cost incurred for items other than estimated items	
4.	Balance Cost to be incurred (Based on Estimated items) [A(1)(iii)-A(2)(iii)+A(3)(iii)]	
5.	Work done in percentage [A(2) (iii)+A(3)(iii)/A(1)(iii)]x100 (as percentage of the estimated cost )	

**TABLE-B****Internal and External Development (Excluding Cost of land)**

<b>Sr. No.</b>	<b>Particulars</b>	<b>Amount (In Rs)</b>
<b>(i)</b>	<b>(ii)</b>	<b>(iii)</b>
1.	Total Estimated Cost of the internal and external development works including amenities and facilities in the layout as on.....date	
2.	Cost incurred as on..... (based on the Estimated items )	
3.	If cost incurred for items other than Estimated items	
4.	Balance cost to be incurred (based on estimated items) [B(1)(iii) - (B(2)(iii)+B(3)(iii)]	
5.	Work done in percentage [B(2)(iii)+B(3)(iii) /B(1)(iii)]x100] (as percentage of the estimated cost)	

**TABLE-C****(Overall Estimated Cost / Incurred)**

<b>Sl. No.</b>	<b>Particulars</b>	<b>Amounts (In Rs.)</b>
<b>(i)</b>	<b>(ii)</b>	<b>(iii)</b>
1.	Total Estimated Cost [Table A(1)(iii)+Table B(1) (iii)]	
2.	Total Cost incurred [TableA(2)(iii)+A(3)(iii)+Table B (2)(iii) +Table B (3) (iii)]	
3.	Total work done in percentage [as per Table][C(2)(iii)/ C(1)(iii)]X 100]	
4.	The balance cost to complete the project [Table A(4)(iii)+Table B (4)(iii)]	

Place

Date:

No. \_\_\_\_\_

Signature & Name of the Engineer  
(License No.....)  
Certificate

**GUIDELINES FOR THE ENGINEER AT THE TIME OF ISSUE OF THIS CERTIFICATE**

1. There should be proper Agreement between the Promoter and the Engineer for the supervision of the work.
2. The complete details of quantity survey should be maintained and verified by the Engineer.
3. Quantity survey should be done by the office of Engineer.
4. The estimated cost includes all labour, material, equipment and machinery required to carry out the entire work of the Project.
5. The Engineer needs to find out the complete quantity of the material received in the site and its utilization in the Project.
6. The rates of the material to work out the cost may be taken from the purchase Bills.
7. The Engineer needs to get satisfied about the quantity of the material and the labour cost incurred in the Project.
8. Engineer needs to keep all the working papers at the time of issue of this Certificate.
9. The Engineer needs to visit the site, verify the records maintained at the site or any other records which will satisfy for the use of material to the Project including the estimated quantity of the material which normally goes in completing the work.
10. The Engineer shall be held responsible and accountable for any wrong information in the Certificate. The Engineer shall be liable for any penal action under the Real Estate (Regulation and Development) Act, 2016 including recommendation to the Competent Authority to initiate necessary disciplinary action including revocation of empanelment with the Competent Authority for issue of wrong Certificate.
11. All components of work with specifications are indicative and not exhaustive.
12. This Certificate has to be issued on the letter head of the Engineer, affixing the stamp/ seal of the Engineer, along with Engineer's signature on each page.
13. The Engineer shall have the qualification as prescribed in the Act, 2016.

ANNEXURE -8

**CHARTERED ACCOUNTANT'S CERTIFICATE**

(To be submitted at the time of Quarter update of the Project)  
(For the Quarter.....)

Name of the Promoter .....

Name of the Project .....

**HP RERA Registration No.** .....

(All figures in Rs. Lakh)

Sr. No.	Particulars		Amounts (In Rs.)
1.	i.	<b>Land Cost</b>	
	a	Acquisition Cost of Land (as per Sale Deed) or Development Rights, Lease Premium, Lease Rent, interest cost incurred or payable on Land Cost (including all stamp duty, registration charges, legal cost etc). <b>( As per Note-1)</b>	
		<b>Sub-Total of Land Cost 1( i )</b>	
2.		<b>Development Cost / Cost of Construction</b>	
Sr. No.	Particulars		Incurring Amount/ Cost (Rs.)
1.	i	2	3
	a.	(i) Actual expenditure/ cost of construction incurred as per the books of Accounts as verified by the CA. <b>Note : (for adding to total cost of construction actual incurred cost is to be considered).</b>  (ii) On-site expenditure for development of entire Project excluding cost of construction as per (i) above, i.e. salaries, consultants fees, site overheads, development works, cost of services (including water, electricity, sewerage, drainage, layout, roads etc.), cost of machineries and equipments including its hire and maintenance costs, consumables etc. All costs directly <b>incurred</b> to complete the construction of the entire phase of the Project registered.	
		<b>Total 2 (i)</b>	
	b.	Payment of taxes, cess, fees, charges, premiums, interest etc. to any statutory authority.  <b>Project Clearance Fees</b>  (i) Fees paid to HP RERA (ii) Fees paid to T&CP Deptt. (iii) Fees paid to Local Authority (Municipal / Panchayat) (iv) Consultant/ Architect/Engineer Fees (directly attributable to Project) (v) Any other (specify)	
	c.	Interest payable to financial institutions, scheduled banks, Non-Banking Financial Institution (NBFC) or money lenders on construction funding or money borrowed for construction;	
3.	d.	<b>Sub-Total of Development Cost and Construction Cost</b>	a(i)+(ii)+(b)+(c)=3(d)
		<b>Total Cost Incurred on the Real Estate Project [1(i) + 3(d)] of Incurred Column (Land cost + cost of all construction and development +taxes + interest)</b>	
4.		<b>% Completion of Construction Work (As per Project Architect's Certificate)</b> <b>Certificate No.....dated.....</b>	

This Certificate is being issued on specific request of.....(Promoter's Name) or HP-RERA compliance. The Certificate is based on the information/records / documents / books of accounts of the Promoter and is true to the best of my knowledge and belief.

Place:

Date:

Signature & Stamp/Seal  
of the Chartered Accountant

(Membership No. ....)

CA Unique document identification  
number (UDIN No) .....

Mobile No.....

E-mail .....

Address .....

#### NOTE-1

Cost of land shall be as per the sale deed executed.

#### NOTE-2

To be given as part of CA Certificate (Annexure 8) for quarterly updation

(Rs. In Lakhs)

Sr. No.	Particulars	As per Certificate given for last Quarter	During the quarter	Total
1.	Total Land Cost as per Sr. No. 1 (i)			
2.	Total Expenditure / Cost incurred as per Sr. No. 3 (d)			
<b>Advance from Customers</b>				
Sr. No.	Particulars	Amount received as per Certificate given for last Quarter	Amount received during the Quarter	Total Amount
1.	Advance received from Customers			

#### Separate Bank Account of the Project

Name of the Bank.....

Branch.....

Account Number.....

IFSC Code.....

Sr. No.	Particulars	Amount in Rs.
1.	Opening Balance in the Separate Bank Account of the project at the start of the reported quarter.	
2.	(Add): Deposits in the Separate Bank Account of the project during the reported quarter.	
3.	(Less): Withdrawals from the Separate Bank Account of the project during the reported quarter.	
4.	Closing Balance in the Separate Bank Account of the project at the end of the reported quarter.	

### GUIDELINES FOR THE CHARTERED ACCOUNTANT AT THE TIME OF ISSUE OF THIS CERTIFICATE

1. The Chartered Accountant should be a “Practicing Chartered Accountant”.
2. The Statutory Auditor doing annual audit and the Chartered Accountant issuing Certificate for Project registration and withdrawal from Separate Bank Account, should be different entities.
3. The Chartered Accountant shall be held responsible and accountable for any wrong information in the Certificate. The Chartered Accountant shall be liable for any penal action under the Real Estate (Regulation and Development) Act, 2016 including recommendation to the Institute of Chartered Accountants of India (ICAI) to initiate necessary disciplinary action including revocation of Membership.
4. This Certificate should be issued on the letter head of the Chartered Accountant, affixing his stamp/seal, alongwith Chartered Accountant’s signature on each page. The Chartered Accountant shall also mention the Membership number below his signature.

### ADDITIONAL INFORMATION FOR ONGOING PROJECTS

Sr. No.	Particulars	Details
1.	Estimated balance cost to be incurred for completion of the Real Estate Project.	(Difference of total estimated project cost less cost incurred)
2.	Balance amount of receivables from booked apartments as per <b>A. of sub-Annexure-X</b> to this Certificate (As certified by Chartered Accountant based upon verification of books of accounts).	
3.	i. (i) Balance unsold inventory to be certified by management and to be verified by Chartered Accountant from the records and books of account	
4.	ii. (ii) Estimated amount of sales proceeds in respect of unsold inventory as per <b>B. of sub - Annexure- ‘X’</b> to this Certificate.	
5.	Estimated receivables of ongoing Project. Sum of 2 + 4(ii)	
6.	Amount to be deposited in Separate Bank Account – 70% or 100% (If 4 is greater than 1, then 70% of the balance receivables of ongoing project will be deposited in Separate Bank Account.) and (If 4 is lesser than 1, then 100% of the balance receivables of ongoing Project will be deposited in the Separate Bank Account.)	





**3. In case of Villas / Cottages:—**

Sr. No.	Villa / Cottage name/ no. Nomenclature as per sanctioned plan	No. of villas/ cottages units	Carpet Area (in Sq. Mts.)	Area of exclusive balcony / veranda / covered parking / lawn (Sq. Mts.)	Total unit consideration amount as per Agreement / letter of allotment (in Rs.)	Received amount up to the end of previous Quarter (in Rs.)	Received amount up to the end of current Quarter (in Rs.)	Balance amount as on the end of current Quarter (in Rs.)
	*							
*Increase no. of rows to submit details of all Booked / Sold villas / cottages Note- 1 sqm. =10.76 sft.								

**4. In case of Garage/ Covered Parking:—**

Sr. No.	Garage/ Covered Parking / no. Nomenclature as per sanctioned plan	No. of Garages / covered parking units	Carpet Area (in Sq. Mts.)	Total unit consideration amount as per Agreement/ letter of allotment (in Rs.)	Received amount up to the end of previous Quarter (in Rs.)	Received amount up to the end of current Quarter (in Rs.)	Balance amount as on the end of current Quarter (in Rs.)
	*						
*Increase no. of rows to submit details of all booked / sold Garage/ Covered Parking Note- 1 sqm. =10.76 sft.							

**5. In case of Commercial Building:-**

Sr. No.	Shop/Commer-cial Unit no. Nomenclature as per sanctioned plan	No. of shop/ Commercial unit	Carpet Area (in Sq. Mts.)	Area of exclusive balcony / covered parking / lawn (Sq. Mts.)	Total unit consideration amount as per Agreement / letter of allotment (in Rs.)	Received amount up to the end of previous Quarter (in Rs.)	Received amount up to the end of current Quarter (in Rs.)	Balance amount as on the end of current Quarter (in Rs.)
	*							
*Increase no. of rows to submit details of all Booked / Sold shops / commercial units Note- 1 sqm. =10.76 sft.								

**6. Total Received and Balance Receivable from sold inventory:-**

Sr. No.	Total Booked Inventory of all plots, flats / apartments, villas / cottages /garages covered parkings, commercial units in the Real Estate Project as per A. of sub - Annexure-X	Total Received amount up to the end of current Quarter (in Rs. )	Total Balance Receivable amount as on the end of current Quarter (in Rs. )
1.	Total Balance Receivable Amount of Booked Inventory		

**B. UNSOLD INVENTORY VALUATION****1. In case of Plotted Colony:-**

Sr. No.	Block /cluster/ Nomenclature as per sanctioned plan	No. of plots	Plot Area (in Sq. Mts.)	Total plot/ unit consideration amount as assessed on the basis of Prevailing Market Rate (PMR) (in Rs.)	Total estimated amount of sale proceeds of all unsold plots ( in Rs.)
	*Increase no. of rows to submit details of all not booked/ unsold plots in the Real Estate Project. Note- 1 sqm. =10.76 sft.				

**2. In case of Flats/ Apartments:-**

Sr. No.	Block /Tower No. Nomenclature as per sanctioned plan	No. of Flats/ Apartments /Units	Carpet Area (in Sq. Mts.)	Area of exclusive balcony / veranda/ covered car parking (Sq. Mts.)	Total Flats/ Apartments consideration amount as assessed on the basis of Prevailing Market Rate (PMR) (in Rs.)	Total estimated amount of sale proceeds of all unsold Flats/ Apartments (in Rs. )
	*					
	*Increase no. of rows to submit details of all not booked/ unsold Flats/ Apartments in the Real Estate Project. Note- 1 sqm. =10.76 sft.					

**3. In case of Villas / Cottages:-**

Sr. No.	Villa / Cottage name / no. Nomenclature as per sanctioned plan	No. of Villas / Cottages units	Carpet Area (in Sq. Mts.)	Area of exclusive balcony/ veranda/ covered car parking /lawn (in Sq. Mts.)	Total Villa/Cottage / consideration amount as assessed on the basis of Prevailing Market Rate (PMR) (in Rs.)	Total estimated amount of sale proceeds of all unsold Villas/ Cottage (in Rs. )
	*					
	*Increase no. of rows to submit details of all not booked/ unsold villas / cottages in the Real Estate Project. Note- 1 sqm. =10.76 sft.					

**4. In case of Garage / Covered Parking:-**

Sr. No.	Garage/ Covered Parking / no. Nomenclature as per sanctioned plan	No. of Garages Carpet / Covered Area Parking Units (in Sq. Mts.)	Total Garage / Covered Parking consideration amount as assessed on the basis of Prevailing Market Rate (PMR) (in Rs.)	Total estimated amount of sale proceeds of all unsold Garages/ Covered Parking (in Rs. )
	*			
	*Increase no. of rows to submit details of all not booked / unsold Garage / Covered Parking Note- 1 sqm. =10.76 sft.			

**5. In case of Commercial Building:—**

Sr. No.	Shop/ Commercial unit no. Nomenclature as per sanctioned plan	No. of Shops/ Commercial Units	Carpet Area ( Sq. Mts.)	Area of exclusive balcony/Covered Parking /lawn (Sq. Mts.)	Total shops/ Commercial Unit consideration amount as assessed on the basis of Prevailing Market Rate (PMR) (in Rs.)	Total estimated amount of sale proceeds of all unsold Garages/ Covered Parking (in Rs. )
	*					
*Increase no. of rows to submit details of all not booked/ unsold shops / commercial units in the Real Estate Project. Note- 1 sqm. =10.76 sft.						

**6. Total Estimated Receivable from not Booked/ unsold inventory:-**

Sr. No.	Total not booked/ unsold Inventory of all plots, flats/apartments, cottages/ villa/ garages/ covered parking, commercial units in the Real Estate Project as per B. of sub-Annexure-X	Total Estimated Amount (in Rs. )
	Total Evaluated Amount of Unsold Inventory	

Place:

Date:

Name and Signature of Chartered Accountant with Stamp For (Name of CA Firm) Partner / Proprietor

Membership Number.....  
CA Unique document identification number (UDIN No) .....  
Mobile No.....  
E-mail .....  
Address .....

ANNEXURE-9

**ARCHITECT'S CERTIFICATE**

(To be submitted WITH BANK at the time of withdrawal from Separate Bank Account)

Certificate No. \_\_\_\_\_

To,

The..... (Name &amp; Address of Banker),

Subject:- Certificate of progress of work, Percentage of Completion of Development /Construction work in .....(Project Name) bearing Registration No....., for withdrawal from the Separate Bank Account.

Sir,

I/We ..... have undertaken assignment as Architect for the professional architectural services for the above cited Project , coming up on Khasra No..... at Mauza / Mohal..... Tehsil..... District ..... Himachal Pradesh being developed by.....(Promoter's Name).

With respect to the aforesaid Real Estate Project, I certify that the percentage of work done, for the Development / Construction work of Real Estate Project .....(project name), is.....% as worked out in the.....Quarterly Progress Report submitted vide Certificate No..... dated....., (copy enclosed).

Place:

Date:

Signature & Name of the Architect

(Council of Arch. Regn. No.....)

### **GUIDELINES FOR THE ARCHITECT AT THE TIME OF ISSUE OF THIS CERTIFICATE**

1. The Architect should be a Member of Council of Architecture.
2. There should be proper Agreement between the Promoter and the Architect for the supervision and the services to be provided for the Real Estate Project.
3. The Architect should visit the site and verify that the work has been completed as per the sanctioned plans.
4. The Architect must use his professional knowledge, skill and experience in providing the information in this Certificate.
5. The Architect shall be held responsible and accountable for any wrong information in the Certificate. The Architect shall be liable for any penal action under the Real Estate (Regulation and Development) Act, 2016 including recommendation to the Council of Architecture to initiate necessary disciplinary action including revocation of Membership for issue of wrong Certificate.
6. This Certificate has to be issued on the letter head of the Architect, affixing the stamp / seal of the Architect, along with Architect's signature and Registration Number on each page.
7. The Architect shall not be in the list of **Defaulter Architect** of the **Council of Architecture** at the time of issue of this Certificate.

ANNEXURE-10

### **ENGINEER'S CERTIFICATE**

(To be submitted at the time of withdrawal from Separate Bank Account)

Certificate No. \_\_\_\_\_

To,

The ..... (Name &amp; Address of Banker),

**Subject:- Certificate of estimated expenditure for Development/ Construction work ..... (Project Name) bearing Registration No. ....for withdrawal from the Separate Bank Account.**

Sir,

I/We ..... have undertaken assignment as Engineer for the professional engineering services for the above cited Project, coming up on Khasra No. .... at Mauza/ Mohal. .... Tehsil. .... District. .... Himachal Pradesh, being developed by ..... (Promoter's Name).

With respect to the aforesaid Real Estate Project, I certify that the total estimated expenditure/ cost incurred for the Development/ Construction work of Real Estate Project ..... (Project name), is Rs. .... as worked out in the ----- Quarterly Progress Report submitted vide Certificate No. .... dated. .... (copy enclosed).

Place:

Date:

Signature & Name of the Engineer  
(License No. ....)  
Certificate No. ....

#### **GUIDELINES FOR THE ENGINEER AT THE TIME OF ISSUE OF THIS CERTIFICATE**

1. There should be proper Agreement between the Promoter and the Engineer for the supervision of the work.
2. The complete details of quantity survey should be maintained and verified by the Engineer.
3. Quantity survey should be done by the office of Engineer.
4. The estimated cost includes all labour, material, equipment and machinery required to carry out the entire work of the Project.
5. The Engineer needs to find out the complete quantity of the material received in the site and its utilization in the Project.
6. The rates of the material to work out the cost may be taken from the purchase Bills.
7. The Engineer needs to get satisfied about the quantity of the material and the labour cost incurred in the Project.
8. Engineer needs to keep all the working papers at the time of issue of this Certificate.
9. The Engineer needs to visit the site, verify the records maintained at the site or any other records which will satisfy for the use of material to the Project including the estimated quantity of the material which normally goes in completing the work.

10. The Engineer shall be held responsible and accountable for any wrong information in the Certificate. The Engineer shall be liable for any penal action under the Real Estate (Regulation and Development) Act, 2016 including recommendation to the Competent Authority to initiate necessary disciplinary action including revocation of his/her empanelment with the Competent Authority for issue of wrong Certificate.
11. All components of work with specifications are indicative and not exhaustive.
12. This Certificate has to be issued on the letter head of the Engineer, affixing the stamp / seal of the Engineer, along with Engineer's signature on each page.
13. The Engineer shall have the qualification as prescribed in the Act, 2016.

ANNEXURE -11

**CHARTERED ACCOUNTANT'S CERTIFICATE**

(To be submitted at the time of withdrawal from Separate Bank Account)

Certificate No. \_\_\_\_\_

To,

The.....(Name &amp; Address of Banker),

**Subject.—Certificate of estimated expenditure for Development/ Construction work in \_\_\_\_\_ (Project Name) bearing Registration No. ...., for withdrawal from Separate Bank Account.**

Sir,

I/We .....am/ are the Chartered Accountants for the professional accountancy services for the above cited Project, coming up on Khasra No..... at Mauza/ Mohal..... Tehsil..... District .....Himachal Pradesh, being developed by..... (Promoter's Name).

With respect to the aforesaid Real Estate Project, I certify that the total expenditure/ cost incurred for the Development/ Construction work of Real Estate Project on the basis of information, records, documents and books of Accounts of the Promoter for.....(project name), is Rs.....as worked out in the ..... Quarterly Progress Report submitted vide Certificate No.....dated..... (copy enclosed).

Place:

Date:

/Proprietor

Name and Signature of Chartered Accountant  
with Stamp For (Name of CA Firm) Partner

Membership Number.....

CA Unique document identification  
number (UDIN No) .....

Mobile No. ....

E-mail.....

Address.....

## GUIDELINES FOR THE CHARTERED ACCOUNTANT AT THE TIME OF ISSUE OF THIS CERTIFICATE

1. The Chartered Accountant should be a “Practicing Chartered Accountant”.
2. The Statutory Auditor doing annual audit and the Chartered Accountant issuing Certificate for Project registration and withdrawal from **Separate Bank** Account, should be different entities.
3. The Chartered Accountant shall be held responsible and accountable for any wrong information in the Certificate. The Chartered Accountant shall be liable for any penal action under the Real Estate (Regulation and Development) Act, 2016 including recommendation to the Institute of Chartered Accountants of India (ICAI) to initiate necessary disciplinary action including revocation of Membership.
4. This Certificate should be issued on the letter head of the Chartered Accountant, affixing his stamp/seal, along with Chartered Accountant’s signature on each page. The Chartered Accountant shall also mention the Membership number below his signature.

ANNEXURE-12

### CERTIFICATE TO BE OBTAINED FROM ARCHITECT FOR THE WORK COMPLETED (GUIDELINES ATTACHED)

#### ARCHITECT 'S CERTIFICATE

Certificate No.....

To,

The.....Name &amp; Address of Promoter),

**Subject.—Certificate for Completion of Construction/Development work in \_\_\_\_\_ (Project Name).****Ref: HP RERA Registration No. \_\_\_\_\_**

Sir,

1. I / We..... have undertaken assignment as Architect for the professional architectural services for the above cited project, coming up on Khasra No..... at Mauza / Mohal.....Tehsil..... District ..... Himachal Pradesh, being developed by..... (Promoter’s Name).

2. Based on Site Inspection, with respect to the aforesaid Real Estate Project, I certify that as on the date of this Certificate, and based on Completion Certificate received from Engineer and Site Supervisor and to the best of my /our knowledge, I / We hereby certify that the Real Estate Project, \_\_\_\_\_(Project Name) has been completed in all aspects and is fit for occupancy for which it has been erected/re-erected / constructed and enlarged.

3. The Real Estate Project \_\_\_\_\_(Project Name ) is granted Completion Certificate bearing Number \_\_\_\_\_dated \_\_\_\_\_ issued by \_\_\_\_\_ (Local Planning Authority)

Place:

Date:

Signature and Name of the Architect

(Council of Arch Regn No.....)

### GUIDELINES FOR THE ARCHITECT AT THE TIME OF ISSUE OF THIS CERTIFICATE

1. The Architect should be a Member of Council of Architecture.
2. There should be proper Agreement between the Promoter and the Architect for the supervision and the services to be provided for the Real Estate Project.
3. The Architect should visit the site and verify that the work has been completed as per the sanctioned plans.
4. The Architect must use his professional knowledge, skill and experience in providing the information in this Certificate.
5. The Architect shall be held responsible and accountable for any wrong information in the Certificate. The Architect shall be liable for any penal action under the Real Estate (Regulation and Development) Act, 2016 including recommendation to the Council of Architecture to initiate necessary disciplinary action including revocation of Membership for issue of wrong Certificate.
6. This Certificate has to be issued on the letter head of the Architect, affixing the stamp / seal of the Architect, along with Architect's signature and Registration Number on each page.
7. This certificate has to be issued by the Architect after the occupation or the completion certificate is received by the Competent Authority.
8. On the basis of this certificate the promoter will be withdrawing the balance in the designated account.
9. If the promoter has done anything which is not as per the plan, the Architect should not issue this certificate as he will be personally held liable.
10. This Certificate will be in due course verified by the association of Allottees.
11. The Architect shall not be in the list of **Defaulter Architect** of the **Council of Architecture** at the time of issue of this Certificate.

### ANNUAL PROGRESS REPORT (APR-1)

(Please go through the detailed SOP before filing this Form)

1.	PARTICULARS OF THE REAL ESTATE PROJECT	
Sr. No.	Particulars	Details
1.1	Name of the Real Estate Project	
1.2	Phase of the Real Estate Project	
1.3	Name of the Promoter	
	Name of the co- Promoter(s) *Add more rows to disclose all co - promoters	



	** The land owner, if not a promoter, will mandatorily be a co-promoter/ one of the co-promoters, if there are more than one co-promoters in the phase/ project and so on	
1.4	Total area of the Real Estate Project / Phase	
1.5	Location of the Real Estate Project	
1.6	Type of the Real Estate Project or Phase of the Real Estate Project	Residential Plotted Colony Residential Development Project
		Commercial Development Project
		Mix Land Use Development Project
1.7	Registration No. of the Real Estate Project	
1.8	Validity of Registration Certificate	Valid from Valid up to
1.9	Date of Start of the Real Estate Project / Phase of the Real Estate Project	
1.10	Year for which information is provided	Financial Year
1.11	Detailed Annual Statement of Account by Statutory Auditor of the Promoter	<b>Annexure -1</b> attached
1.12	Detailed Summary of Allottees and Sale Report up to the end of the financial year	<b>Annexure -2</b> attached
1.13	Over all % of completion of the project till date.	.....(%)

Place:

Date:

(Name of the authorized Signatory of the Project)  
Complete Address

ANNEXURE-1

ON THE LETTER HEAD OF THE CHARTERED ACCOUNTANT (WHO IS STATUTORY  
AUDITOR OF THE PROMOTER'S COMPANY/FIRM)**CHARTERED ACCOUNTANT'S CERTIFICATE**

(ANNUAL REPORT ON STATEMENT OF ACCOUNTS)

Name of the Promoter .....

Name of the Real Estate Project .....

HP RERA Registration No. ....

From 01st April ..... to 31<sup>st</sup> March .....

Separate Bank Account with ..... Bank ..... Branch,

City.....

Account No.....

IFSC Code.....

**Subject:- Certificate of Statement of Accounts on project fund utilization and withdrawal by promoter for the period from.....to .....**

1. This Certificate is issued in accordance to the provisions as defined under point (D) of clause (I) of sub-section (2) section 4 of the Real Estate (Regulation and Development) Act, 2016.
2. I/We have obtained all necessary information and explanation from the Company, during the course of our audit, which in my / our opinion are necessary for the purpose of this Certificate.
3. I/We hereby confirm that I/we have examined the prescribed registers, books and documents, and relevant records of .....(Promoter) for the period ended and hereby certify that in respect of the Real Estate Project titled.....(Name of the Real Estate Project.....) HP RERA Registration No.....located at .....as under :-

Sr. No	Particulars	Amount (Rs.)
A.	Opening Balance as on ..... (A)	
B.	Add:— Receipts during the following Quarters 1. April to June 20..... 2. July to September 20..... 3. October to December 20..... 4. January to March 20..... <b>Sub-Total (B)</b>	
C.	Less- Withdrawals during the following Quarters 1. April to June 20..... 2. July to September 20..... 3. October to December 20..... 4. January to March 20..... <b>Sub-Total (C)</b> <b>Closing Balance (A+B-C)</b>	

4. We certify that the above Table correctly represents the deposits in and withdrawals from the Separate Bank Account of the Real Estate Project.
5. We certify that procedure and stipulations as prescribed under HP RERA in respect of deposits and withdrawal from the Separate Bank Account have been fully complied /partially complied / not complied as under:—

Details of Non-Compliance, if any

6. The cost incurred during the reporting period is correctly tabulated as under:—

Sr. No.	Particulars	Amount (Rs.)
A.	Estimated cost of the Real Estate Project	
B.	Cost incurred prior to present Certificate	
C.	Cost incurred during reporting period	
D.	Total expenditure Incurred	

7. This is to further certify that the percentage (financial ) completion of the project is as under:—

%(Financial) of Completion at the start of the reporting period	% (Financial) Completed during the reporting period	% (Financial) Completion as at the end of the period.

Place:

Date:

(Signature and Stamp / Seal of the Signatory CA)

Name: \_\_\_\_\_

Full Address: \_\_\_\_\_

Membership No. \_\_\_\_\_

CA Unique document identification

number (UDIN No) \_\_\_\_\_

Mobile No. \_\_\_\_\_

Email: \_\_\_\_\_

ANNEXURE -2

### 9.3 Summary of Allottees and Sale Report during the financial year:—

Sr. No.	Unit No. and parking no. if any	Name of the Allottee	Date of booking	Rate of main unit and of parking if allotted (per sft.)	Carpet Area of the Unit and of parking, if allotted	Sale value of Unit including parking, balcony & terrace, if allotted	Amount collected (in %)	Total amount Collected (in %)
*								
*								
*								
*								
*								

*								
*								
* Add more rows to enter details of all bookings in the Quarter Note- 1 sqm. =10.76 sft								
9.3.1	I /we ..... (Promoter name) have issued ..... (No. of) Allotment letters in this Financial Year as per the format, prescribed by the Authority.							

Place:

Date:

(Signature & Name of the authorized Signatory of the Project)  
Complete Address:

## REAL ESTATE REGULATORY AUTHORITY HIMACHAL PRADESH

### NOTIFICATION

*Shimla-2*

**No. /HP/RERA-(A)-3-2/ Regulations/2023/Vol-1.**—In exercise of the powers conferred by Section 85 of the Real Estate (Regulation and Development) Act, 2016 (Act No. 16 of 2016) and all other powers enabling it on that behalf, the Himachal Pradesh Real Estate Regulatory Authority, hereby makes the following Regulation to amend the Himachal Pradesh Real Estate Regulatory Authority Periodical Progress Report (Quarterly Progress Report/Annual Progress Report), Regulation No. 4 of 2020 notified *vide* Notification No. HP/RERA-(A)-3-2/ Regulation/ 2020 Vol-1/553, dated 18-12-2020 and published in the Official Gazette of Himachal Pradesh on 21-12-2020, namely:—

**1. Short title and commencement.**—(1) This Regulation may be called the Himachal Pradesh Real Estate Regulatory Authority Periodical Progress Report (Quarterly Progress Report/Annual Progress Report), Amendment Regulation No. 4 of 2024.

(2) This Regulation shall come into force from the date of its publication in the Official Gazette of Himachal Pradesh.

### **2. Amendment in Format of Quarterly Progress Report (QPR-2) –**

**2.1. After Clause 5 of i.e. Status of completion of Infrastructure Development** of the Himachal Pradesh Real Estate Regulatory Authority (Periodical Progress reports) Regulation No -4 of 2020(hereafter called as said regulation), the new row i.e. **“Overall % of completion of the project till date”** above the **“Miscellaneous”** row shall be inserted.

**2.2. After Clause 5 of i.e. “Summary of allottee and sale report”** of the Himachal Pradesh Real Estate Regulatory Authority (Periodical Progress reports) Regulation No. -4 of 2020(hereafter called as said regulation), the new row i.e. **undertaking stating that “I /we ..... (Promoter name) have issued .....(No. of) Allotment letters in this quarter as per the format, prescribed by the Authority”** shall be inserted.

### 3. Amendment in Chartered Accountant's Certificate (Annexure-1&2) of Format of Annual Progress Report (APR-2)—

**3.1. In the Annexure -1** i.e. Chartered Accountant's Certificate of the Himachal Pradesh Real Estate Regulatory Authority (Periodical Progress reports) Regulation No. -4 of 2020 (hereafter called as said regulation), below the word (**Membership No. ....**), the word "**CA Unique document identification number (UDIN No.)**," shall be inserted.

**3.2. In the Annexure-2, Clause 9.3 i.e. Summary of allottee and sale Report during the financial year** of the Himachal Pradesh Real Estate Regulatory Authority (Periodical Progress reports) Regulation No. -4 of 2020(hereafter called as said regulation), the new **Sr. o. 9.3.1 i.e. undertaking** stating that "**I /we .....(Promoter name ) have issued .....( No. of ) Allotment letters in this quarter as per the format, prescribed by the Authority**" shall be inserted.

**3.3. After Sr. No. 1.12 of Clause 1 i.e. PARTICULARS OF THE REAL ESTATE PROJECT** of the Himachal Pradesh Real Estate Regulatory Authority (Periodical Progress reports) Regulation No. -2 of 2020 (hereafter called as said regulation), the new **Sr. no. 1.13. i.e. "Overall % of completion of the project till date"** shall be inserted.

### 4. Amendment in Chartered Accountant's Certificate (Annexure-1&2) of Format of Annual Progress Report (APR-3)—

**4.1. In the Annexure -1** i.e. Chartered Accountant's Certificate of the Himachal Pradesh Real Estate Regulatory Authority (Periodical Progress reports) Regulation No. -4 of 2020 (hereafter called as said regulation), below the word (**Membership No. ....**), the word "**CA Unique document identification number (UDIN No.)**," shall be inserted.

**4.2. In the Annexure-2 clause 9.3 i.e. Summary of allottee and sale Report during the financial year** of the Himachal Pradesh Real Estate Regulatory Authority (Periodical Progress reports) Regulation No. -4 of 2020 (hereafter called as said regulation), the new **Sr. No. 9.3.1 i.e. undertaking** stating that "**I /we ..... (Promoter name) have issued ..... (No. of) Allotment letters in this quarter as per the format, prescribed by the Authority**" shall be inserted.

By order,  
Sd/-  
(Dr. SHRIKANT BALDI),  
Chairperson.

### Annexure-(QPR-2) QUARTERLY PROGRESS REPORT (QPR-2) FOR PLOTTED REAL ESTATE PROJECTS

Quarter for which information is provided	Quarter ending (tick mark/Yes)	
	31st MAR, 2020	
	30th JUN, 2020	
	30th SEPT, 2020	
	31st DEC, 2020	

Sr. No.	Description	Details		Remarks
<b>1.</b>	<b>Particulars of the Real Estate Project</b>			
	Name of Project / Phase			
	Name of the Promoter/Co-Promoter/ Company/ Firm.			
	Location of the Project			
	Type of Project (i) Plotted			
	Total Area of Land			
	Registration No. and Validity up to	<b>Regn. No.</b>	<b>Validity Up to</b>	
	Date of Start			
	Date and number of the approved plan by competent Authority.	<b>Order No.</b>	<b>Date</b>	
<b>2.</b>	<b>Association of allottees</b>			
	Name, of the Association of Allottees			
	Address			
	Registration No. & Date of registration certificate			
<b>3.</b>	<b>Bank and Financial Details</b>			
	Account No.			
	Account Name			
	Name of the Bank			
	Address of the bank			
	IFSC Code No.			
	Total amount in the account till the end of quarter .			
	Amount Deposited		Provide details about the source of inflow of cash, and attach extra sheet(s) as Annexure, if required.	
	Expenditure, if any		Provide details and attach extra sheet(s) as Annexure, if required.	

	Total Amount in the account till the end of quarter under reference				
	Bank Loan , if any		Provide details and attach extra sheet(s) as Annexure, if required.		
	Is project/part thereof pledged with any Bank or NBFC as collateral.		Provide details and attach extra sheets(s) as Annexure, if required.		
<b>4.</b>	<b>Details of the Inventory of the Project</b>				
(i)	Plots	Total Plots	Booked Plots	Remaining plots	Mortgage plot(s), if any
(ii)		Please provide a schematic sketch site layout plan on A-4 size of paper showing all remaining plots with area of each respective plot and mentioning if the same is/are mortgaged (Please fill nil, if no plots in the project)			
	open parking if any	Total Units	Booked Units	Remaining Units	Mortgage Units(s), if any
		<ul style="list-style-type: none"> <li>Please provide a schematic sketch site layout plan on A-4 size of paper showing all Garages/ covered parking(s) with area and number of garages/ covered parking(s) and mentioning if the same is/ are mortgaged.</li> <li>(Please fill nil, if no Garages in the project).</li> </ul>			
<b>5.</b>	<b>Status of completion of Infrastructure Development</b>				
	Type	Status (Completed/ underway/Yet to be done/ not in the project)		Remark	
	Boundary wall, gate(s)				
	Roads/paths				
	Drainage				
	Water Supply				
	Electrification				
	Sewerage				
	Solid Waste				
	Solar				
	Parking				
	Rain water collection and				

	harvesting.			
	Green Area/Playground			
	Overall % of completion of the project till date.		(%)	
	<b>Miscellaneous</b>			
	List of Channel Partners( HP RERA Registered Agents), if any			
	Channel Partner's Name (Agents)		HP RERA Registration No.	
	(i)			
(ii)				
	List of Legal cases, if any			
	Project	Name of Parties and Case No.	Issue involved ( in brief)	Next date of hearing and its status

### Summary of Allottees and Sale Report during the quarter

Sr. No.	Unit No. and parking No. if any	Name of the Allottee	Date of booking	Rate (per Sft.) Optional	Carpet Area of the Unit and of parking if allotted	Sale value of Unit including parking, (Optional)	Amount collected	Total amount Collected in the quarter for all units (in Rs. Optional)
I /we ..... (Promoter name) have issued ..... (No. of) Allotment letters in this quarter as per the format, prescribed by the Authority								
6.	<b>Latest Site Update through Media Gallery</b>							
	<b>Please attach photographs of the units and facilities</b>							

Annexures:—(1)

(2)

Place:

Date:

(Name of the authorized Signatory of the Project)  
Complete Address



## Annexure-(APR-2)

## ANNUAL PROGRESS REPORT (APR-2)

1.	PARTICULARS OF THE REAL ESTATE PROJECT		
Sr. No.	Particulars	Details	
1.1	Name of the Real Estate Project		
1.2	Phase of the Real Estate Project		
1.3	Name of the Promoter		
	Name of the co-Promoter(s) *Add more rows to disclose all co-promoters		
1.4	Total area of the Real Estate Project/Phase		
1.5	Location of the Real Estate Project		
1.6	Type of the Real Estate Project or Phase of the Real Estate Project	Residential Plotted Colony	
		Residential Development Project	
		Commercial Development Project	
		Mix Land Use Development Project	
1.7	Registration No. of the Real Estate Project		
1.8	Validity of Registration Certificate	Valid From	Valid up to
1.9	Date of Start of the Real Estate Project/Phase of the Real Estate Project		
1.10	Year for which information is provided	Financial Year	
1.11	Detailed Annual Statement of Account by Statutory Auditor of the Promoter (i) (Not to be submitted for those real estate projects, the completion plan of which has been approved by the competent authority ). (Not to be submitted for those plotted projects, in (ii) which number of plots are less than 10).	Specimen attached	Annexure-1
1.12	Detailed Summary of Allottees and Sale Report up to the end of the Financial year.	Specimen attached	Annexure-2
1.13	Overall % of completion of the project till date	%	

Place :

Date :

(Name of the authorized Signatory of the Project)  
Complete Address

ANNEXURE-1

- (i) (Not to be submitted for those real estate projects, the completion plan of which has been approved by the competent authority).
- (ii) (Not to be submitted for those plotted projects, in which number of plots are less than 10).

**ON THE LETTER HEAD OF THE CHARTERED ACCOUNTANT (WHO IS STATUTORY  
AUDITOR OF THE PROMOTER'S COMPANY/FIRM)**

**CHARTERED ACCOUNTANT'S CERTIFICATE**

**(ANNUAL REPORT ON STATEMENT OF ACCOUNTS)**

Name of the Promoter.....

Name of the Real Estate Project.....

HP RERA Registration No.....

From 01st April .....to 31st March .....

Separate Bank Account with .....Bank ..... Branch,  
City.....

Account No.....

IFSC Code.....

Subject.—Certificate of Statement of Accounts on project fund utilization and withdrawal by promoter for the period from..... to.....

1. This Certificate is issued in accordance to the provisions as defined under point (D) of clause (I) of sub-section (2) Section 4 of the Real Estate (Regulation and Development) Act, 2016.
2. I/We have obtained all necessary information and explanation from the Company, during the course of our audit, which in my / our opinion are necessary for the purpose of this Certificate.
3. I/We hereby confirm that I/we have examined the prescribed registers, books and documents, and relevant records of .....(Promoter) for the period ended and hereby certify that in respect of the Real Estate Project titled.....(Name of the Real Estate Project.....) HP RERA Registration No.....located at .....as under:—

Sr. No.	Particulars	Amount (Rs.)
A.	Opening Balance as on ..... (A)	
	<b>B. Add: Receipts during the following Quarters</b>	
	1. April to June 20.....	
	2. July to September 20.....	
	3. October to December 20.....	
	4. January to March 20.....	
	Sub-Total (B)	

	<b>C.Less- Withdrawals during the following Quarters</b>	
	1. April to June 20.....	
	2. July to September 20.....	
	3. October to December 20.....	
	4. January to March 20.....	
	Sub-Total (C)	
	Closing Balance (A+B-C)	

4. We certify that the above Table correctly represents the deposits in and withdrawals from the Separate Bank Account of the Real Estate Project.
5. We certify that procedure and stipulations as prescribed under HP RERA in respect of deposits and withdrawal from the Separate Bank Account have been fully complied /partially complied / not complied as under:—

Details of Non-Compliance, if any

**6. The cost incurred during the reporting period is correctly tabulated as under:—**

Sr. No.	Particulars	Amount (Rs.)
A.	Estimated cost of the Real Estate Project	
B.	Cost incurred prior to present Certificate	
C.	Cost incurred during reporting period	
D.	Total expenditure Incurred	

**7. This is to further certify that the percentage (financial) completion of the project is as under:—**

% (Financial) of Completion at the start of the reporting period	% (Financial) Completed during the reporting period	% (Financial) Completion as at the end of the period

Place:

Date:

(Signature and Stamp / Seal of the Signatory CA)

Name : .....

Full Address: .....

Membership No. ....

CA Unique document identification

number (UDIN No) .....

Mobile No. .... Email: .....

9.3	Summary of Allottee and Sale Report during the financial year								
	Sr. No.	Unit No. and parking No. if any	Name of the Allottee	Date of booking	Rate of main unit and of parking if allotted (Per Sft. (optional))	Carpet Area of the Unit and of parking, if allotted	Sale value of Unit including parking, balcony & terrace, if allotted (optional)	Amount collected (in %) (Optional)	Total amount collected (in Rs.) (optional)
	*								
	*								
	*								
	*								
	*								
	*								
	*								
** Add more rows to enter details of all bookings in the Quarter ** Note- 1 sqm. =10.76 sft.									
I /we .....(Promoter name ) have issued .....( No. of ) Allotment letters in this quarter as per the format, prescribed by the Authority.									

Place:

Date:

(Signature & Name of the authorized Signatory of the Project)  
Complete Address

\_\_\_\_\_

ANNEXURE – (QPR-3)

## QUARTERLY PROGRESS REPORT (QPR-3)

FOR

## COMPLETED REAL ESTATE PROJECTS

(Applicable only for those real estate projects, the completion plan of which is approved by the competent authority)

Quarter for which information is provided	Quarter ending (tick mark/Yes)	
	31st MAR, 2020	
	30th JUN, 2020	
	30th SEPT, 2020	

		31st DEC, 2020			
Sr. No.	Description	Details		Remarks	
1.	<b>Particulars of the Real Estate Project</b>				
	Name of Project / Phase				
	Name of the Promoter / Co-Promoter /Company/Firm				
	Location of the Project				
	Type of Project (i) Plotted (ii) Residential (iii) Commercial (iv) Mix Land Use				
	Total Area of Land				
	Registration No. and Validity up to	Regn. No.		Validity Up to	
	Date of Start				
	Date of completion with approval Order No. Date number of completion plan by competent Authority.				
2.	<b>Association of allottees</b>				
	Name of the Association of Allottees				
	Address				
	Registration No. & date of regn. certificate				
3.	<b>Bank and Financial Details</b>				
	Account No.				
	Account Name				
	Name of the Bank				
	Address of the bank				
	IFSC Code No.				
	Total amount in the account till the end of last quarter.				
	Amount Deposited			Provide details about the source of inflow of cash, and attach extra sheets (s) as Annexure, if required.	
	Expenditure, if any			Provide details and attach extra sheets (s) as Annexure, if required.	
	Total Amount in the account till the end of quarter under reference				
	Bank Loan, if any			Provide details and attach extra sheets (s) as Annexure, if required.	
	Is project/part thereof pledged with any Bank or NBFC as collateral			Provide details and attach extra sheets(s) as Annexure, if required.	

4.	<b>Details of the Inventory of the Project</b>				
(i)	Plots	Total Plots	Booked Plots	Remaining plots	Mortgage plot(s), if any

		Please provide a schematic sketch site layout plan on A-4 size of paper showing all remaining plots with area of each respective plot and mentioning if the same is/are mortgaged.  Please fill nil, if no plots in the project			
(ii)	Flats	Total Flats	Booked Flats	Remainning Flats	Mortgage Flats(s), if any
		Please provide a schematic sketch site layout plan on A-4 size of paper showing all blocks/ towers with number of remaining flat(s) with area and number of each respective flat(s) and mentioning if the same is/ are mortgaged  Please fill nil, if no flats in project			
(iii)	Cottages	Total Flats	Booked Flats	Remainning Flats	Mortgage Flats(s), if any
		Please provide a schematic sketch site layout plan on A-4 size of paper showing all cottage(s)with area and number of Cottage(s) and mentioning if the same is / are mortgaged.  Please fill nil, if no cottages in the project			
(iv)	Commercial units (Shops/offices/ Commercial flat	Total Units	Booked Units	Remaining Units	Mortgage Units (s), if any
		Please provide a schematic sketch site layout plan on A-4 size of paper showing all commercial unit(s)with area and number of unit(s) and mentioning if the same is/ are mortgaged Please fill nil, if no commercial unit(s) in the project			
(v)	Garages/covered parking	Total Units	Booked Units	Remainning Units	Mortgage Units (s), if any
		Please provide a schematic sketch site layout plan on A-4 size of paper showing all Garages/ covered parking(s)with area and number of garages/ covered parking(s) and mentioning if the same is/ are mortgaged.  Please fill nil, if no Garages in the project			
(vi)	<b>HANDING OVER OF COMMON AREAS AND FACILITIES, IF ANY</b>				
	list of common areas and services being provided	Date of Handing over to	Association of Allottee	Likely Date of handing over/ Remarks, if any	
vii	<b>MAINTENANCE CHARGES</b>				
	Who is facility provider/ managing the services/ facilities, presently		Charges per month / per annum for services being provided, as mentioned at serial no. 6 with breakup of charges for each service and tax/GST component. Attach the details as Annexure—		
	Promoter/ service provider on behalf of the promoter	Whether by			

	Association of Allottee								
5.	<b>Status of completion of Infrastructure Development</b>								
	Type		Status (Completed/underway/Yet to be done/not in the project)			Remark			
	Boundary wall, gate(s)								
	Roads/paths								
	Drainage								
	Water Supply								
	Electrification								
	Sewerage								
	Solid Waste								
	Solar								
	Parking								
	Rain water collection and harvesting.								
	Green Area/Playground								
<b>Miscellaneous</b>									
	<b>List of Channel Partners( HP RERA Registered Agents)</b>								
	Channel Partner's Name(Agents)				HP RERA Registration No.				
	(i)								
	(ii)								
	<b>List of Legal cases, IF ANY</b>								
	Project		Name of Parties and Case No.		Issue involved (in brief)		Next date of hearing and its status		
	<b>Summary of Allottees and Sale Report during the quarter</b>								
	Sr. No.	Unit No. and parking No. if any	Name of the Allottee	Date of booking	Rate (per Sft.) Optional	Carpet Area of the Unit and of parking, if allotted	Sale value of Unit including parking (Optional)	Amount Collected Optional	Total amount Collected in the quarter for all units (in Rs.) Optional
6.	<b>Latest Site Update through Media Gallery</b>								
	<b>Please attach photographs of the units and facilities</b>								

Annexures: (1)  
(2)

Place:

Date:

(Name of the authorized Signatory of the Project)  
Complete Address

**ANNUAL PROGRESS REPORT (APR-3)**

1.	PARTICULARS OF THE REAL ESTATE PROJECT		
Sr. No.	Particulars	Details	
1.1	Name of the Real Estate Project		
1.2	Phase of the Real Estate Project		
1.3	Name of the Promoter/Name of the co- Promoter(s) *Add more rows to disclose all co -promoters		
1.4	Total area of the Real Estate Project / Phase		
1.5	Location of the Real Estate Project		
1.6	Type of the Real Estate Project or Phase of the Real Estate Project	Residential Plotted Colony	
		Residential Development Project	
		Commercial Development Project	
		Mix Land Use Development Project	
1.7	Registration No. of the Real Estate Project		
1.8	Validity of Registration Certificate	Valid from	Valid up to
1.9	Date of Start of the Real Estate Project / Phase of the Real Estate Project.		
1.10	Year for which information is provided	Financial Year	
1.11	Detailed Annual Statement of Account by Statutory Auditor of the Promoter.  (i) (Not to be submitted for those real estate projects, the completion plan of which has been approved by the competent authority)  (ii) (Not to be submitted for those plotted projects, in which number of plots are less than 10)	Specimen Annexure-1 attached	
1.12	Detailed Summary of Allottees and Sale Report up to the end of the financial year	Specimen Annexure-2 attached	

Place:

Date:

(Name of the authorized Signatory of the Project)  
Complete Address

\_\_\_\_\_

ANNEXURE-1

- (i) (Not to be submitted for those real estate projects, the completion plan of which has been approved by the competent authority )



(ii) (Not to be submitted for those plotted projects, in which number of plots are less than 10)

ON THE LETTER HEAD OF THE CHARTERED ACCOUNTANT (WHO IS STATUTORY  
AUDITOR OF THE PROMOTER'S COMPANY/FIRM)

## CHARTERED ACCOUNTANT'S CERTIFICATE

## (ANNUAL REPORT ON STATEMENT OF ACCOUNTS)

Name of the Promoter.....

Name of the Real Estate Project.....

HP RERA Registration No.....

From 01<sup>st</sup> April .....to 31st March .....

Separate Bank Account with.....Bank.....Branch, City.....

Account No.....

IFSC Code.....

Subject.—Certificate of Statement of Accounts on project fund utilization and withdrawal by promoter for  
the period from.....to.....

1. This Certificate is issued in accordance to the provisions as defined under point (D) of clause (I) of sub-section (2) section 4 of the Real Estate (Regulation and Development) Act, 2016.
2. I/We have obtained all necessary information and explanation from the Company, during the course of our audit, which in my / our opinion are necessary for the purpose of this Certificate.
3. I/We hereby confirm that I/we have examined the prescribed registers, books and documents, and relevant records of .....(Promoter) for the period ended and hereby certify that in respect of the Real Estate Project titled.....(Name of the Real Estate Project.....) HP RERA Registration No.....located at .....as under:—

Sr. No.	Particulars	Amount (Rs.)
A.	Opening Balance as on ..... (A)	
B.	<b>Add:-Receipts during the following Quarters</b>	
	1. April to June 20.....	
	2. July to September 20.....	
	3. October to December 20.....	
	4. January to March 20.....	
	Sub-Total	
C.	<b>Less- Withdrawals during the following Quarters</b>	
	1. April to June 20.....	
	2. July to September 20.....	
	3. October to December 20.....	
	4. January to March 20.....	

	Sub-Total (C)	
	Closing Balance (A+B-C)	

4. We certify that the above Table correctly represents the deposits in and withdrawals from the Separate Bank Account of the Real Estate Project.
5. We certify that procedure and stipulations as prescribed under HP RERA in respect of deposits and withdrawal from the Separate Bank Account have been fully complied /partially complied / not complied as under:—

Details of Non-Compliance, if any

6. The cost incurred during the reporting period is correctly tabulated as under:—

Sl. No.	Particulars	Amount (Rs.)
A.	Estimated cost of the Real Estate Project	
B.	Cost incurred prior to present Certificate	
C.	Cost incurred during reporting period	
D.	Total expenditure Incurred	

7. This is to further certify that the percentage (financial ) completion of the project is as under:—

% (Financial) of Completion at the start of the reporting period	% (Financial) Completed during the reporting period	% (Financial) Completion as at the end of the period.

Place:

Date:

(Signature and Stamp / Seal of the Signatory CA)

Name: \_\_\_\_\_

Full Address: \_\_\_\_\_

Membership No. \_\_\_\_\_

CA Unique document identification number (UDIN No.) \_\_\_\_\_

Mobile No. \_\_\_\_\_ Email: \_\_\_\_\_

9.3	Summary of Allottees and Sale Report during the financial year								
	Sr. No.	Unit No. and parking no. if any	Name of the Allottee	Date of booking	Rate of main unit and of parking if allotted(per sft.) (Optional)	Carpet Area of the Unit and of parking, if allotted	Sale value of Unit including parking, balcony & terrace, allotted (Optional)	Amount Collected (in % (Optional)	Total amount collected (in Rs.) (Optional)
	*								
	*								
	*								
	*								
	*								
	*								
	*								
	2. Add more rows to enter details of all bookings in the Quarter Note- 1 sqm. =10.76 sft.								
9.3.1	I /we .....(Promoter name ) have issued .....( No. of ) Allotment letters in this quarter as per the format, prescribed by the Authority.								

Place:

Date:

(Signature & Name of the authorized Signatory of the Project)  
Complete Address

ब अदालत श्री धर्मपाल, उप-मण्डल अधिकारी (नागरिक), श्री नैना देवी जी स्थित स्वारघाट,  
जिला बिलासपुर, हिमाचल प्रदेश

सलोचना देवी पुत्री श्री धनी राम, निवासी गांव दबट, डाकघर मजारी, ग्राम पंचायत दबट, तहसील श्री नैना देवी जी, जिला बिलासपुर, हिमाचल प्रदेश।

बनाम

1. आम जनता,

2. प्रधान, ग्राम पंचायत दबट, तहसील श्री नैना देवी जी स्थित स्वारघाट, जिला बिलासपुर

विषय:—प्रार्थिया का नाम व जन्म तिथि ग्राम पंचायत दबट के जन्म पंजीकरण रजिस्टर में दर्ज करवाए जाने बारे कि अधीन धारा 13(3) जन्म एवं मृत्यु पंजीकरण अधिनियम, 1969 के अन्तर्गत जन्म पंजीकरण करने बारे।

हर खास व आम जनता को बजरिया इश्तहार सूचित किया जाता है कि प्रार्थिया सलोचना देवी ने अधोहस्ताक्षरी के न्यायालय में एक आवेदन-पत्र प्रस्तुत किया है कि उसने अपना नाम व जन्म तिथि ग्राम पंचायत दबट के जन्म पंजीकरण रजिस्टर में दर्ज नहीं करवाया है। अब प्रार्थिया अपना नाम व जन्म तिथि ग्राम पंचायत दबट के जन्म पंजीकरण रजिस्टर में दर्ज करवाना चाहती है जो कि इस प्रकार से है:—

क्र० सं०	नाम	सम्बन्ध	जन्म तारीख
1.	सलोचना देवी	पुत्री श्री धनी राम	23-04-1968

अतः ग्राम पंचायत दबट, तहसील श्री नैना देवी जी स्थित स्वारघाट की जनता को बजरिया इश्तहार सूचित किया जाता है कि यदि किसी व्यक्ति को उपरोक्त जन्म पंजीकरण बारे कोई आपत्ति हो तो वह तारीख 27-01-2024 को या इससे पूर्व असागतन व वकालतन हाजिर अदालत आकर अपनी आपत्ति प्रस्तुत करे अन्यथा आवेदन-पत्र पर जन्म पंजीकरण आदेश पारित करके सचिव, ग्राम पंचायत दबट को आगामी कार्यान्वयन हेतु भेज दिया जाएगा।

आज तारीख 26-12-2023 को मेरे हस्ताक्षर व मोहर सहित अदालत से जारी किया गया।

मोहर।

धर्मपाल (हि० प्र० से०),  
उप-मण्डल अधिकारी (नागरिक), श्री नैना देवी जी स्थित स्वारघाट,  
जिला बिलासपुर (हि० प्र०)।

**ब अदालत सहायक समाहर्ता, प्रथम वर्ग, डलहौजी, जिला चम्बा (हि० प्र०)**

श्रीमती विमला देवी पुत्री श्री शम्भू पत्नी श्री पृथी सिंह, निवासी वार्ड नम्बर 1, गांव डलोग, डाकघर बनीखेत, तहसील डलहौजी, जिला चम्बा (हि० प्र०)

बनाम

आम जनता

प्रार्थना-पत्र बराए नाम दुरुस्ती बारा इश्तहार।

उपरोक्त प्रार्थिया ने अधोहस्ताक्षरी की अदालत में प्रार्थना-पत्र, अन्य कागजात इस आशय से गुजारा है कि मेरा सही नाम बिमला देवी है। उनका नाम ग्राम पंचायत चूहन व आधार कार्ड में बिमला देवी दर्ज है जो सही है। लेकिन मेरी मलकीयती भूमि महाल मेल, पटवार वृत्त मेल में उनका नाम गुडडो पुत्री शम्भू दर्ज है जोकि गलत है। जिसकी दुरुस्ती की जावे।

इस सम्बन्ध में सर्वसाधारण जनता को बजरिया इश्तहार द्वारा सूचित किया जाता है कि प्रार्थिया के नाम दुरुस्ती बारे यदि किसी को कोई उजर/एतराज हो तो वह असागतन या वकालतन अधोहस्ताक्षरी की अदालत में दिनांक 27-01-2024 को या इससे पूर्व हाजिर आकर अपना एतराज दर्ज करवा सकता है। हाजिर न आने की सूरत में एकतरफा कार्यवाही अमल में लाई जा करके नाम दुरुस्ती के आदेश दे दिए जाएंगे।

आज दिनांक 01-01-2024 को मेरे हस्ताक्षर व मोहर से जारी हुआ।

मोहर।

हस्ताक्षरित/—  
सहायक समाहर्ता, प्रथम श्रेणी,  
डलहौजी, जिला चम्बा (हि० प्र०)।

ब अदालत सहायक समाहर्ता प्रथम श्रेणी एवं कार्यकारी दण्डाधिकारी, तहसील धर्मशाला,  
जिला कांगड़ा (हि0प्र0)

मुकद्दमा नं० :

Smt. Shakuntla Devi d/o Late Sh. Nihala Ram, r/o Ward No. 3, Village Basti Yol, Gram Panchayat Tangroti Khas, Tehsil Dharamshala, District Kangra (H.P.).

बनाम

आम जनता

विषय.—प्रार्थना-पत्र जेरे धारा 13(3) हिमाचल प्रदेश पंजीकरण अधिनियम, 1969.

Smt. Shakuntla Devi d/o Late Sh. Nihala Ram, r/o Ward No. 3, Village Basti Yol, Gram Panchayat Tangroti Khas, Tehsil Dharamshala, District Kangra (H.P.) ने इस अदालत में शपथ-पत्र सहित मुकद्दमा दायर किया है कि उसकी Mother Shanti Devi w/o Nihala Ram की मृत्यु दिनांक 04-12-1988 को हुई है परन्तु एम0सी0 धर्मशाला/ग्राम पंचायत में मृत्यु पंजीकृत न है। अतः इसे पंजीकृत किये जाने के आदेश दिये जायें। इस नोटिस के द्वारा समस्त जनता को तथा सम्बन्धित सम्बन्धियों को सूचित किया जाता है कि यदि किसी को उपरोक्त Shanti Devi की मृत्यु पंजीकृत किये जाने बारे कोई उजर/एतराज हो तो वह अपना एतराज अधोहस्ताक्षरी की अदालत में दिनांक 03-02-2024 को अदालतन या वकालतन हाजिर आकर पेश कर सकता है अन्यथा मुताबिक शपथ-पत्र मृत्यु पंजीकरण किये जाने बारे आदेश पारित कर दिये जायेंगे। उसके बाद कोई भी उजर/एतराज काबिले समायत न होगा।

आज दिनांक 20-12-2023 को मेरे हस्ताक्षर व मोहर अदालत द्वारा जारी किया गया।

मोहर।

हस्ताक्षरित /—  
सहायक समाहर्ता प्रथम श्रेणी,  
एवं कार्यकारी दण्डाधिकारी,  
तहसील धर्मशाला, जिला कांगड़ा (हि0प्र0)।

ब अदालत नायब तहसीलदार एवं कार्यकारी दण्डाधिकारी, थुरल, जिला कांगड़ा, हि0 प्र0

मुकद्दमा नं० : 25 / 2023

तारीख पेशी : 24-01-2024

किस्म प्रकरण : जन्म पंजीकरण

श्रीमती केशरी देवी पुत्री श्री घमंडू राम, निवासी गांव लाहडू, डाकघर सालन, तहसील थुरल, ग्राम पंचायत बलोह, जिला कांगड़ा, हि0 प्र0

बनाम

आम जनता

प्रतिवादी।

विषय.—जन्म व मृत्यु पंजीकरण अधिनियम, 1969 की धारा 13(3) के तहत जन्म पंजीकरण हेतु प्रार्थना-पत्र।

श्रीमती केशरी देवी पुत्री श्री घमंडू राम, निवासी गांव लाहडू, डाकघर सालन, तहसील थुरल, ग्राम पंचायत बलोह, जिला कांगड़ा, हि० प्र० ने इस अदालत में प्रार्थना-पत्र मय ब्यान हल्फी पेश करते हुए आवेदन किया है कि उसका जन्म दिनांक 01-07-1939 को गांव बलोह, डाकघर सालन, तहसील थुरल, ग्राम पंचायत बलोह में हुआ है परन्तु अज्ञानतावश उसका जन्म का पंजीकरण स्थानीय ग्राम पंचायत अभिलेख में न करवाया गया है। अतः प्रार्थिया इस न्यायालय के माध्यम से अपने जन्म का पंजीकरण करने का आदेश ग्राम पंचायत बलोह को जारी करवाना चाहती है।

अतः प्रार्थिया का आवेदन स्वीकार करते हुए इस इश्तहार मुस्त्री मुनादी द्वारा आम जनता को सूचित किया जाता है कि यदि किसी व्यक्ति या संस्था को उपरोक्त की जन्म तिथि 01-07-1939 के पंजीकरण बारे कोई उजर एवं एतराज हो तो वह असालतन या वकालतन तारीख पेशी 24-01-2024 को हाजिर अदालत होकर अपना उजर व एतराज पेश कर सकता है। बाद तारीख पेशी किसी किस्म का उजर एवं एतराज नहीं सुना जावेगा व उपरोक्त श्रीमती केशरी देवी की जन्म तिथि को पंजीकृत करने का आदेश उप-स्थानीय पंजीकार, जन्म व मृत्यु, ग्राम पंचायत बलोह को पारित कर दिया जाएगा।

यह इश्तहार मेरे हस्ताक्षर व मोहर अदालत से आज दिनांक 28-12-2023 को जारी हुआ।

मोहर।

हस्ताक्षरित/—  
नायब तहसीलदार एवं कार्यकारी दण्डाधिकारी  
थुरल, जिला कांगड़ा, हि० प्र०।

### ब अदालत कार्यकारी दण्डाधिकारी, तहसील औट, जिला मण्डी (हि० प्र०)

मिसल नं० : 66/टी.डी.आर./2023

किस्म मुकद्दमा : जन्म पंजीकरण

दायर तिथि : 03-07-2023

श्रीमती डोलमा देवी पुत्री चुहडू राम, निवासी गांव शेगली, मुहाल किगस, डा० पनारसा, तहसील औट, जिला मण्डी (हि० प्र०) प्रार्थिया।

बनाम  
आम जनता

विषय.—प्रार्थना-पत्र जेर धारा 13(3) जन्म एवं मृत्यु पंजीकरण अधिनियम, 1969। श्रीमती डोलमा देवी पुत्री चुहडू राम, निवासी गांव शेगली, मुहाल किगस, डा० पनारसा, तहसील औट, जिला मण्डी के जन्म पंजीकरण के सम्बन्ध में इश्तहार/सूचना राजपत्र हि० प्र० में प्रकाशित करने बारे।

श्रीमती डोलमा देवी पुत्री चुहडू राम, निवासी गांव शेगली, मुहाल किगस, डा० पनारसा, तहसील औट, जिला मण्डी द्वारा आवेदन पत्र, शपथ पत्र व अन्य दस्तावेजों/रिकार्ड सहित इस कार्यालय में प्राप्त हुआ है जिसमें उल्लेख है कि उसका जन्म दिनांक 15-03-1981 को हुआ है जोकि अज्ञानतावश सम्बन्धित ग्राम पंचायत कोटाधार के जन्म व मृत्यु पंजीकरण रजिस्टर में आज तक दर्ज नहीं हुआ है। अतः प्रार्थी अब ग्राम पंचायत कोटाधार में अपने जन्म का पंजीकरण जन्म एवं मृत्यु पंजीकरण रजिस्टर में दर्ज करवाना चाहती है।

इस बारे आरंभिक छानबीन क्षेत्रीय राजस्व इकाई से करवाई गई जिसमें श्रीमती डोलमा देवी का जन्म दिनांक 15-03-1981 को होना पाया गया है।

अतः इस इश्तहार द्वारा आम जनता को सूचित किया जाता है कि यदि किसी व्यक्ति को उक्त व्यक्ति के जन्म का पंजीकरण ग्राम पंचायत कोटाधार के रजिस्टर में दर्ज करने बारा कोई आपत्ति हो तो वह

असालतन या वकालतन दिनांक 25-01-2024 को इस अदालत में प्रातः 10.00 बजे तक हाजिर होकर अपना उजर/एतराज पेश कर सकता है। हाजिर न होने की सूरत में एकतरफा कार्यवाही अमल में लाई जाकर उक्त जन्म पंजीकरण दर्ज करने बारे नियमानुसार आदेश पारित कर दिये जाएंगे तथा बाद में किसी भी प्रकार का कोई उजर मान्य नहीं होगा।

आज दिनांक 26-12-2023 को मेरे हस्ताक्षर व मोहर अदालत से जारी हुआ।

मोहर।

हस्ताक्षरित /—  
कार्यकारी दण्डाधिकारी,  
तहसील औट, जिला मण्डी (हि0 प्र0)।

**ब अदालत सहायक समाहर्ता द्वितीय श्रेणी, तहसील शिमला ग्रामीण, जिला शिमला (हि0प्र0)**

मुकद्दमा संख्या : 37 / 2023

तारीख मरजुआ : 20-11-2023

तारीख पेशी : 01-02-2024

श्रीमती सत्या पुत्री श्री चेत राम, हाल निवासी पोआबो, तहसील शिमला, जिला शिमला, हिमाचल प्रदेश  
प्रार्थी।

बनाम

आम जनता

राजस्व अभिलेख में नाम दुरुस्ती के बारे पत्र ।

श्रीमती सत्या पुत्री श्री चेत राम, हाल निवासी पोआबो, तहसील शिमला, जिला शिमला, हिमाचल प्रदेश ने इस आशय के साथ प्रस्तुत किया है कि महाल जंगल टुटीकन्डी में प्रार्थिया भूमि खाता खतौनी संख्या 12/15 ता 21, कित्ता 41, रकबा तादादी 00-29-52 हैक्टेयर भूमि व भूमि खाता खतौनी संख्या 25/55, कित्ता 2, रकबा तादादी 00-25-41 हैक्टेयर भूमि मुताबिक जमाबंदी साल 2010-11 वाका मुहाल टुटीकन्डी पटवार वृत्त बढई, तहसील शिमला, जिला शिमला, हि0प्र0 में मालिक व कब्जाधारी थी। प्रार्थिया का नाम विवाह से पहले कमला था। जो विवाह के बाद ससुराल में बदल कर सत्या हो गया परन्तु वाका मुहाल टुटीकन्डी के राजस्व रिकार्ड में प्रार्थिया का नाम कमला दर्ज है। प्रार्थिया राजस्व रिकार्ड महाल टुटीकन्डी में अपना नाम कमला के स्थान सत्या दुरुस्त करना चाहती है। अतः इश्तहार हजा के आदेश के बाद बजरिया इश्तहार द्वारा आम जनता को सूचित किया जाता है कि यदि किसी को भी उपरोक्त मुकद्दमा राजस्व रिकार्ड में नाम दुरुस्त करने बारे कोई उजर व एतराज हो तो स्वयं या लिखित तौर पर दिनांक 01-02-2024 को प्रातः 10.00 बजे कोर्ट परिसर चक्कर में या उपरोक्त तिथि से पहले अपना एतराज पेश करें अन्यथा एकतरफा कार्यवाही अमल में लाई जाएगी।

आज दिनांक 23-01-2024 को मेरे हस्ताक्षर व मोहर सहित अदालत से जारी किया गया।

मोहर।

हस्ताक्षरित /—  
सहायक समाहर्ता द्वितीय श्रेणी,  
तहसील शिमला ग्रामीण, जिला शिमला (हि0 प्र0)।

**CHANGE OF NAME**

I, Deepak Khatri s/o Sh. Hari Bahadur, r/o Nepal, Residing at Village Sarthi, P.O. Pharal, Tehsil Kumarsain, District Shimla (H.P.) have changed my name from Rahul to Deepak Khatri for all purposes in future. Please note.

DEEPAK KHATRI  
s/o Sh. Hari Bahadur,  
r/o Nepal, Residing at Village Sarthi,  
P.O. Pharal, Tehsil Kumarsain, District Shimla (H.P.).

**CHANGE OF NAME**

I, Kumari Priya *Alias* Priya Raitka d/o Sh. Om Prakash, r/o Village Barara, P.O. Arhal, Antapu (74/2), Tehsil and District Shimla (H.P.) declare that Kumari Priya and Priya Raitka both names are mine & of one and the same person.

KUMARI PRIYA *Alias* Priya Raitka  
d/o Sh. Om Prakash,  
r/o Village Barara, P.O. Arhal,  
Antapu (74/2), Tehsil and District Shimla (H.P.).